

**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.

**BOARD OF COMMISSIONERS
MEETING MINUTES
MARCH 19, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW WAS COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:05P.M. ON MARCH 19, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL ROSE TUBITO ESQ. STATED CONFIRMATION THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**

- 2. ROLL CALL-PRESENT AT THE MEETING COMMISSIONER JOSEPH BARTULOVICH, COMMISSIONER KATHERINE DUQUE, COMMISSIONER HAMZA ABDELHADI, VICE CHAIRPERSON ROBERT FARLEY AND CHAIRPERSON ANDREW BECKER. ALSO, PRESENT WERE BUILDING MANAGERS, DOREEN MARTINEZ, DARRA EARL, MERCY ORBE HENAO AND DOA ELHADAD.**

- 3. A MOTION WAS MADE BY COMMISSIONER BARTULOVICH TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED FEBRUARY 19, 2025. IT WAS SECONDED BY COMMISSIONER DUQUE.**

- 4. THE BOARD REVIEWED THE TREASURERS REPORT AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND WAS SECONDED BY COMMISSIONER DUQUE.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND WAS SECONDED BY VICE CHAIRPERSON FARLEY.**

- 6. A MOTION WAS MADE BY COMMISSIONER DUQUE AND SECONDED BY COMMISSIONER BARTULOVICH TO APPROVE THE NBHA'S CLOSED ACCOUNTS.**

- 7. A MOTION WAS MADE BY COMMISSIONER BARTULOVICH AND SECONDED BY COMMISSIONER ABDELHADI TO APPROVE THE NBHA'S COLLECTION LOSSES.**

- 8. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED TO THE BOARD A NEED TO PURCHASE A NEW VEHICLE AS THE PREVIOUS ONE HAD MECHANICAL ISSUES. HE EXPLAINED THAT THE VEHICLE WOULD BE**

PURCHASED BY AN AUTHORIZED VENDOR UNDER THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY CO-OP. COMMISSIONER FARLEY MADE THE MOTION TO APPROVE RESOLUTION 2025-07 AND COMMISSIONER ABDELHADI SECONDED THE MOTION.

- 9. RESOLUTION 2025-08 FIVE YEAR PLAN WAS DISCUSSED AND COMMISSIONER ABDELHADI MADE A MOTION AND COMMISSIONER DUQUE SECONDED.**

- 10. EXECUTIVE DIRECTOR JULIO MARENCO EXPRESSED AN OPTION FOR EMPLOYEES IN RESOLUTION 2025-09, TO ENHANCE THEIR FINANCIAL SECURITY AT RETIREMENT THROUGH SAVINGS OF COMPENSATION ON A TAX DEFERRED BASIS. COMMISSIONER DUQUE MADE THE MOTION AND CHAIRPERSON BECKER SECONDED.**

- 11. EXECUTIVE DIRECTOR MADE A MOTION TO CAUCUS. ALL BUILDING MANAGERS REMOVED THEMSELVES FROM THE MEETING. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED PERSONNEL ISSUES WITH THE BOARD. COMMISSIONER BARTULOVICH MADE MOTION TO CLOSE MEETING COMMISSIONER DUQUE SECONDED. NO FURTHER BUSINESS CAME BEFORE THE BOARD OLD OR NEW. THEREFORE, THE MEETING WAS CLOSED AT 4:30P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
APRIL 22, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW WAS COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:00P.M. ON APRIL 22, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL ROSE TUBITO ESQ. STATED CONFIRMATION THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**
- 2. ROLL CALL-PRESENT AT THE MEETING COMMISSIONER JOSEPH BARTULOVICH, COMMISSIONER HAMZA ABDELHADI, VICE CHAIRPERSON ROBERT FARLEY AND CHAIRPERSON ANDREW BECKER. ALSO, PRESENT WERE BUILDING MANAGERS, DOREEN MARTINEZ, DARRA EARL, MERCY ORBE HENAO AND DOA ELHADAD.**
- 3. A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED MARCH 19, 2025. IT WAS SECONDED BY COMMISSIONER ABDELHADI.**
- 4. THE BOARD REVIEWED THE TREASURERS REPORT AND A MOTION WAS MADE BY CHAIRPERSON BECKER AND WAS SECONDED BY COMMISSIONER QUINTANILLA.**
- 5. THE BOARD REVIEWED THE DELINQUENT REPORT AND A MOTION WAS MADE BY COMMISSIONER BARTULOVICH AND WAS SECONDED BY CHAIRPERSON BECKER.**
- 6. A MOTION WAS MADE BY COMMISSIONER QUINTANILLA AND SECONDED BY COMMISSIONER LANGE TO APPROVE THE NBHA'S CLOSED ACCOUNTS.**
- 7. A MOTION WAS MADE BY COMMISSIONER QUINTANILLA AND SECONDED BY CHAIRPERSON BECKER TO APPROVE THE NBHA'S COLLECTION LOSSES.**
- 8. EXECUTIVE DIRECTOR JULIO MARENCO 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 2025-10 STATED THE SAME. MOTION WAS MADE TO APPROVE BY COMMISSIONER ABDELHADI AND SECONDED BY CHAIRPERSON BECKER.

- 9. RESOLUTION 2025-11 EXECUTIVE DIRECTOR JULIO MARENCO HAS DETERMINED THAT FEW VEHICLES BELONGING TO THE HOUSING AUTHORITY ARE NO LONGER NEEDED FOR PUBLIC USE AND WILL AUCTION THEM THROUGH NEW JERSEY STATE CONTRACT. MOTION WAS MADE BY CHAIRPERSON BECKER AND SECONDED BY COMMISSIONER BARTULOVICH.**

- 10. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THE REQUIREMENT OF THE ANNUAL AUDIT FOR THE NORTH BERGEN HOUSING AUTHORITY. MOTION WAS MADE BY COMMISSIONER ABDELHADI AND SECONDED BY CHAIRPERSON BECKER.**

- 11. EXECUTIVE DIRECTOR MADE A MOTION TO CAUCUS. ALL BUILDING MANAGERS REMOVED THEMSELVES FROM THE MEETING. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED PERSONNEL ISSUES WITH THE BOARD. CHAIRPERSON BECKER MADE MOTION TO CLOSE THE MEETING COMMISSIONER QUINTANILLA SECONDED. NO FURTHER BUSINESS CAME BEFORE THE BOARD OLD OR NEW. THEREFORE, THE MEETING WAS CLOSED AT 4:50P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
MAY 21, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW WAS COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:05P.M. ON MAY 21, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL ROSE TUBITO ESQ. STATED CONFIRMATION THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**

- 2. ROLL CALL-PRESENT AT THE MEETING COMMISSIONER JOSEPH BARTULOVICH, COMMISSIONER KATHERINE DUQUE, COMMISSIONER HAMZA ABDELHADI, VICE CHAIRPERSON ROBERT FARLEY AND CHAIRPERSON ANDREW BECKER. PRESENT WERE BUILDING MANAGERS, DOREEN MARTINEZ, DARRA EARL, MERCY ORBE HENAO AND DOA ELHADAD. ALSO PRESENT IN PUBLIC ATTENDANCE WAS KAREN JOB, JOSUHA SEIDENARI, LUCAS GARZON, THOMAS FURLONG AND CARL ACCETTOLA.**

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

- 4. THE BOARD REVIEWED THE TREASURERS REPORT AND A MOTION WAS MADE BY COMMISSIONER DUQUE AND WAS SECONDED BY COMMISSIONER DUQUE.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT AND A MOTION WAS MADE BY COMMISSIONER BECKER AND WAS SECONDED BY VICE CHAIRPERSON DUQUE.**

- 6. A MOTION WAS MADE BY COMMISSIONER DUQUE AND SECONDED BY COMMISSIONER BARTULOVICH TO APPROVE THE NBHA'S CLOSED ACCOUNTS.**

- 7. A MOTION WAS MADE BY COMMISSIONER BARTULOVICH AND SECONDED BY COMMISSIONER ABDELHADI TO APPROVE THE NBHA'S COLLECTION LOSSES.**

- 8. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED TO THE BOARD A NEED TO PURCHASE A NEW VEHICLE AS THE PREVIOUS ONE HAD MECHANICAL ISSUES. HE EXPLAINED THAT THE VEHICLE WOULD BE PURCHASED BY AN AUTHORIZED VENDOR UNDER THE EDUCATIONAL SERVICES COMMISSION OF NEW JERSEY CO-OP. COMMISSIONER FARLEY MADE THE MOTION TO APPROVE RESOLUTION 2025-07 AND COMMISSIONER ABDELHADI SECONDED THE MOTION.**

- 9. RESOLUTION 2025-08 FIVE YEAR PLAN WAS DISCUSSED AND COMMISSIONER ABDELHADI MADE A MOTION AND COMMISSIONER DUQUE SECONDED.**

- 10. EXECUTIVE DIRECTOR JULIO MARENCO EXPRESSED AN OPTION FOR EMPLOYEES IN RESOLUTION 2025-09, TO ENHANCE THEIR FINANCIAL SECURITY AT RETIREMENT THROUGH SAVINGS OF COMPENSATION ON A TAX DEFERRED BASIS. COMMISSIONER DUQUE MADE THE MOTION AND CHAIRPERSON BECKER SECONDED.**

- 11. EXECUTIVE DIRECTOR MADE A MOTION TO CAUCUS. ALL BUILDING MANAGERS REMOVED THEMSELVES FROM THE MEETING. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED PERSONNEL ISSUES WITH THE BOARD. COMMISSIONER BARTULOVICH MADE MOTION TO CLOSE MEETING COMMISSIONER DUQUE SECONDED. NO FURTHER BUSINESS CAME BEFORE THE BOARD OLD OR NEW. THEREFORE, THE MEETING WAS CLOSED AT 4:30P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
JUNE 18, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW WAS COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:05P.M. ON JUNE 18, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL ROSE TUBITO ESQ. STATED CONFIRMATION THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**
- 2. ROLL CALL-PRESENT AT THE MEETING COMMISSIONER JOSEPH BARTULOVICH, COMMISSIONER KATHERINE DUQUE, COMMISSIONER HAMZA ABDELHADI, COMMISSIONER MARIA QUINTANILLA, COMMISSIONER GERALD LANGE, VICE CHAIRPERSON ROBERT FARLEY AND CHAIRPERSON ANDREW BECKER. PRESENT WERE BUILDING MANAGERS, DOREEN MARTINEZ, DARRA EARL, MERCY ORBE HENAO AND DOA ELHADAD. ALSO PRESENT IN PUBLIC ATTENDANCE WAS KAREN JOB, JOSUHA SEIDENARI, LUCAS GARZON, THOMAS FURLONG AND CARL ACCETTOLA.**
- 3. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED MAY 18, 2025. IT WAS SECONDED BY COMMISSIONER LANGE.**
- 4. THE BOARD REVIEWED THE TREASURERS REPORT AND A MOTION WAS MADE BY COMMISSIONER LANGE AND WAS SECONDED BY COMMISSIONER QUINTANILLA.**
- 5. THE BOARD REVIEWED THE DELINQUENT REPORT AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND WAS SECONDED BY COMMISSIONER DUQUE.**
- 6. A MOTION WAS MADE BY COMMISSIONER QUINTANILLA AND SECONDED BY COMMISSIONER DUQUE TO APPROVE THE NBHA'S CLOSED ACCOUNTS.**
- 7. A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND SECONDED BY COMMISSIONER QUINTANILLA TO APPROVE THE NBHA'S COLLECTION LOSSES.**

- 8. RESOLUTION 2025-22 EXECUTIVE DIRECTOR JULIO MARENCO RE-ADVERTISED A REQUEST FOR BIDS FOR ONE(1) YEAR CONTRACT WITH A SECOND YEAR OPTION FOR PEST SERVICES(EXCLUDING BED EXTERMINATION SERVICES). THERE WERE TWO RESPONSES, PEST BOYS' TERMITE AND E&G EXTERMINATING. THE CONTRACT WAS AWARDED TO PEST BOYS TERMITE. COMMISSIONER DUQUE MADE THE MOTION AND COMMISSIONER LANGE SECONDED IT.**
- 9. RESOLUTION 2025-23 EXECUTIVE DIRECTOR INFORMED THE BOARD OF THE FISCAL YEAR BUDGET JULY 01, 2025, TO JUNE 30, 2026. ALL COMMISSIONERS VOTED AYE.**
- 10. RESOLUTION 2025-24 EXECUTIVE DIRECTOR RESOLUTION TO AMEND AND UPDATE THE NORTH BERGEN HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSION AND OCCUPANCY POLICY AND SECTION 8 ADMINISTRATIVE PLAN TO REFLECT CHANGES IN HOTMA AND POLICY CHANGES. EXECUTIVE DIRECTOR INFORMED THE BOARD THAT NOTICE WAS SENT TO STAR LEDGER INFORMING PUBLIC THE CHANGES TO ACOP WERE FOR THEIR REVIEW AT THE NBHA OFFICE. COMMISSIONER LANGE MADE MOTION AND COMMISSIONER DUQUE SECONDED.**
- 11. NO MOTION WAS MADE FOR CAUCUS COMMISSIONER ABDELHADI MADE MOTION TO CLOSE MEETING. COMMISSIONER DUQUE SECONDED. MEETING WAS CLOSED AT 4:25 P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
JULY 16, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW WAS COMMENCED BY EXECUTIVE DIRECTOR AT 4:00P.M. ON JULY 16, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL ROSE TUBITO ESQ. STATED CONFIRMATION THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**

- 2. ROLL CALL-PRESENT AT THE MEETING COMMISSIONER JOSEPH BARTULOVICH, COMMISSIONER HAMZA ABDELHADI, COMMISSIONER MARIA QUINTANILLA, COMMISSIONER GERALD LANGE, VICE CHAIRPERSON ROBERT FARLEY. PRESENT WERE BUILDING MANAGERS, DOREEN MARTINEZ, DARRA EARL, MERCY ORBE HENAO AND DOA ELHADAD.**

- 3. DUE TO TYPING ERROR OF WRONG DATE, THE MEETING FOR JUNE 18, 2025 WAS NOT APPROVED AT THIS MEETING.**

- 4. THE BOARD REVIEWED THE TREASURERS REPORT AND A MOTION WAS MADE BY COMMISSIONER LANGE AND WAS SECONDED BY COMMISSIONER QUINTANILLA.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND WAS SECONDED BY COMMISSIONER QUINTANILLA.**

- 6. A MOTION WAS MADE BY COMMISSIONER LANGE AND SECONDED BY COMMISSIONER QUINTANILLA TO APPROVE THE NBHA'S CLOSED ACCOUNTS.**

- 7. A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND SECONDED BY COMMISSIONER LANGE TO APPROVE THE NBHA'S COLLECTION LOSSES.**

- 8. RESOLUTION 2025-25 EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED WITH THE BOARD ABOUT A DEFERRED COMPENSATION PLAN 457 PLAN DOCUMENT AND HOW IT BENEFITS EMPLOYEES. COMMISSIONER QUINTANILLA MOVED TO MAKE A MOTION, COMMISSIONER LANGE SECONDED IT.**

- 9. RESOLUTION 2025-26 EXECUTIVE DIRECTOR PLACED ADVERTISED BID ON REPLACEMENT OF THE MECHANICAL FIRE PUMP APARATUS FOR CULLUM BUILDING. THERE WERE 2 RESPONSES KD CONTRACTS LLC AND AB DESIGNS. THIS RESOLUTION WAS TABLED FOR A MONTH.**

- 10. NO MOTION WAS MADE FOR CAUCUS COMMISSIONER ABDELHADI MADE MOTION TO CLOSE MEETING. COMMISSIONER LANGE SECONDED. MEETING WAS CLOSED AT 4:19 P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
AUGUST 20, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW WAS COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:05 P.M. ON AUGUST 20, 2025. STATEMENT OF COMPLIANCE WAS READ IN ITS ENTIRETY BY EXECUTIVE DIRECTOR JULIO MARENCO. GENERAL COUNSEL ROSE TUBITO ESQ. STATED CONFIRMATION THAT THE OFFICIAL NOTICE WAS PROPERLY PRINTED AND FURNISHED.**

- 2. ROLL CALL-PRESENT AT THE MEETING COMMISSIONER JOSEPH BARTULOVICH, COMMISSIONER KATHERINE DUQUE, COMMISSIONER HAMZA ABDELHADI, VICE CHAIRPERSON ROBERT FARLEY AND CHAIRPERSON ANDREW BECKER. PRESENT WERE BUILDING MANAGERS, DOREEN MARTINEZ, DARRA EARL, MERCY ORBE HENAO AND DOA ELHADAD.**

- 3. A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED JUNE 18, 2025. IT WAS SECONDED BY COMMISSIONER ABDELHADI.**

- 4. THE BOARD REVIEWED THE TREASURERS REPORT AND A MOTION WAS MADE BY COMMISSIONER DUQUE AND WAS SECONDED BY COMMISSIONER BECKER.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT AND A MOTION WAS MADE BY COMMISSIONER BECKER AND WAS SECONDED BY ABDELHADI.**

- 6. A MOTION WAS MADE BY COMMISSIONER ABDELHADI AND SECONDED BY COMMISSIONER BECKER TO APPROVE THE NBHA'S CLOSED ACCOUNTS.**

- 7. A MOTION WAS MADE BY COMMISSIONER DUQUE AND SECONDED BY COMMISSIONER ABDELHADI TO APPROVE THE NBHA'S COLLECTION LOSSES.**

- 8. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED TO THE BOARD A NEED TO ADOPT A POLICY TO INCREASE THE COST OF THE MONTHLY UTILITY FROM \$4.00 TO \$6.00 PER MONTH. COMMISSIONER BECKER MADE THE MOTION AND COMMISSIONER ABDELHADI SECONDED IT.**

- 9. RESOLUTION 2025-29 THE EXECUTIVE DIRECTOR REQUESTS AUTHORIZATION TO SUBMIT FORM HUD 52648 SECTION 8 MANAGEMENT PROGRAM, COMMISSIONER DUQUE MADE MOTION AND COMMISSIONER ABDELHADI SECONDED IT.**

- 10. EXECUTIVE DIRECTOR JULIO MARENCO REQUESTED QUALIFICATIONS TO PERFORM VARIOUS LEGAL SERVICES. EXECUTIVE DIRECTOR EXPRESSED THAT CONTRACTS FOR LEGAL SERVICES IS ON AS NEEDED BASIS AND THEY ARE AWARDED IN THEIR AREA OF EXPERTISE. COMMISSIONER BECKER. COMMISSIONER DUQUE SECONDED IT.**

- 11. EXECUTIVE DIRECTOR JULIO MARENCO WISHES TO CONTRACT WITH NEW PHONE SERVICE. HE EXPLAINED THAT THE LOWEST BIDDER WAS A COMPANY NAMED XTEL. JULIO MARENCO EXPLAINED HE RECOMMENDS THIS CONTRACT AS IT REPRESENTS THE BEST PRICE AVAILABLE.**

- 12. EXECUTIVE DIRECTOR MADE A MOTION TO CAUCUS. ALL BUILDING MANAGERS REMOVED THEMSELVES FROM THE MEETING. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED PERSONNEL ISSUES WITH THE BOARD. COMMISSIONER BECKER MADE MOTION TO REOPEN THE MEETING, COMMISSIONER DUQUE SECONDED. NO FURTHER BUSINESS CAME BEFORE THE BOARD OLD OR NEW. THEREFORE, THE MEETING WAS CLOSED AT 5:03P.M.**

**BOARD OF COMMISSIONERS MEETING
SEPTEMBER 29, 2025
AGENDA**

MEETING CANCELLED

**BOARD OF COMMISSIONERS
MEETING MINUTES
OCTOBER 16, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:10 P.M. ON OCTOBER 16, 2025. 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 COMMISSIONER LANGE, COMMISSIONER BARTULOVICH, COMMISSIONER QUINTANILLA, COMMISSIONER ABDELHADI, VICE CHAIRPERSON FARLEY, CHAIRPERSON BECKER. COMMISSIONER DUQUE WAS ABSENT AND EXCUSED. ALSO PRESENT WERE BUILDING MANAGERS DOREEN MARTINEZ, DOA ELHADAD AND MERCY ORBE-HENAO.**

- 3. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED JULY 16, 2025. IT WAS SECONDED BY COMMISSIONER QUINTANILLA. THE MEETING MINTUES WERE APPROVED.**

- 4. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED AUGUST 20, 2025. IT WAS SECONDED BY COMMISSIONER BECKER. THE MEETING MINTUES WERE APPROVED.**

- 5. THE BOARD REVIEWED THE TREASURER REPORT FROM SEPTEMBER THROUGH OCTOBER 2025 AND A MOTION WAS MADE BY COMMISSIONER LANGE. IT WAS SECONDED BY COMMISSIONER QUINTANILLA. THE TRASURER REPORT WAS APPROVED.**

- 6. THE BOARD REVIEWED THE DELINQUENT REPORT FROM SEPTEMBER AND A MOTION WAS MADE BY COMMISSIONER BARTULOVICH. IT WAS SECONDED BY COMMISSIONER ABDELHADI. THE DELINQUENT REPORT WAS APPROVED.**

- 7. THE BOARD REVIEWED THE DELINQUENT REPORT FROM OCTOBER AND A MOTION WAS MADE BY COMMISSIONER LANGE. IT WAS**

SECONDED BY COMMISSIONER BARTULOVICH. THE DELINQUENT REPORT WAS APPROVED.

8. THE BOARD REVIEWED THE CLOSED REPORT FROM SEPTEMBER AND A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE NBHA'S CLOSED ACCOUNTS. IT WAS SECONDED BY COMMISSIONER ABDELHADI. THE CLOSED REPORT WAS APPROVED.

9. THE BOARD REVIEWED THE CLOSED REPORT FROM OCTOBER AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE NBHA'S CLOSED ACCOUNTS. IT WAS SECONDED BY COMMISSIONER QUINTANILLA. THE CLOSED REPORT WAS APPROVED.

10. THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM SEPTEMBER AND A MOTION WAS MADE BY COMMISSIONER QUINTANILLA TO APPROVE THE NBHA'S COLLECTION LOSSES. IT WAS SECONDED BY COMMISSIONER LANGE. THE COLLECTION LOSSES REPORT WAS APPROVED.

11. THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM OCTOBER AND A MOTION WAS MADE BY COMMISSIONER QUINTANILLA TO APPROVE THE NBHA'S COLLECTION LOSSES. IT WAS SECONDED BY COMMISSIONER LANGE. THE COLLECTION LOSSES REPORT WAS APPROVED.

12. RESOLUTION 2025-32 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO AWARD A ONE-YEAR CONTRACT FOR INDEPENDENT PUBLIC AUDIT SERVICES. HE EXPLAINED THAT THERE WAS A SOLE BIDDER FOR THIS CONTRACT, NOVODRADAC & CO, LLP. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE. IT WAS SECONDED BY COMMISSIONER LANGE. THE RESOLUTION WAS APPROVED.

13. RESOLUTION 2025-33 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO RENEW THE CONTRACT FOR THE EXECUTIVE DIRECTOR JULIO MARENCO, WHICH IS TO BE REVIEWED AND ACCEPTED BY CHAIRPERSON BECKER AT THE TIME OF ITS COMPLETION. A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE. IT WAS SECONDED BY COMMISSIONER ABDELHADI. THE RESOLUTION WAS APPROVED.

- 14. RESOLUTION 2025-24 - THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO APPROVE THE BEGINNING PROCESS OF MOVING FORWARD WITH THE DISCUSSION OF THE JOINT VENTURE WITH THE GEORGIA GREEN VENTURES, LLC AND TAG DEVELOPMENT, LLC. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE. IT WAS SECONDED BY CHAIRPERSON BECKER. THE RESOLUTION WAS APPROVED.**
- 15. A MOTION TO CAUCUS WAS THEN MADE BY COMMISSIONER LANGE. THE MOTION WAS SECONDED BY CHAIRPERSON BECKER. THE MOTION TO CAUCUS WAS APPROVED. ALL BUILDING MANAGERS REMOVED THEMSELVES FROM THE MEETING. EXECUTIVE DIRECTOR JULIO MARENCO DISCUSSED PERSONNEL AND LEGAL ISSUES WITH THE BOARD. COMMISSIONER ABDELHADI THEN MADE A MOTION TO RE-OPEN THE MEETING. THE MOTION WAS SECONDED BY COMMISSIONER QUINTANILLA. THE MOTION TO RE-OPEN THE MEETING WAS APPROVED.**
- 16. 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 LANGE. THE MOTION WAS APPROVED AND MEETING WAS CLOSED AT 4:34 P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
NOVEMBER 24, 2025**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW COMMENCED BY CHAIRPERSON ANDREW BECKER AT 4:05 P.M. ON NOVEMBER 24, 2025. 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. COMMISSIONERS DUQUE AND QUINTANILLA WERE ABSENT AND EXCUSED. ALSO PRESENT WERE BUILDING MANAGERS DOREEN MARTINEZ, DOA ELHADAD AND MERCY ORBE-HENAO.**
- 3. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED OCTOBER 16, 2025. IT WAS SECONDED BY COMMISSIONER LANGE. THE MEETING MINTUES WERE APPROVED.**
- 4. THE BOARD REVIEWED THE TREASURER REPORT FROM NOVEMBER 2025 AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE TRASURER REPORT WAS APPROVED.**
- 5. THE BOARD REVIEWED THE DELINQUENT REPORT FROM NOVEMBER 2025 AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE DELINQUENT REPORT WAS APPROVED.**
- 6. THE BOARD REVIEWED THE CLOSED ACCOUNTS REPORT FROM NOVEMBER 2025 AND A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE CLOSED REPORT WAS APPROVED.**
- 7. THE BOARD REVIEWED THE COLLECTION LOSSES REPORT FROM NOVEMBER 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 LANGE TO APPROVE THE LOSSES RESOLUTION. IT WAS SECONDED BY CHAIRPERSON BECKER. THE RESOLUTION WAS APPROVED.**

8. THE EXECUTIVE DIRECTOR DISCUSSED THE NEED FOR ELEVATOR RENOVATION AND UPGRADES, AS COMPARED TO THE MORE EXPENSIVE REPLACEMENT OPTION. THE RENOVATION AND UPGRADES WILL CAUSE THE ELEVATORS TO BECOME FASTER AND MORE EFFICIENT.

9. RESOLUTION 2025-35 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO AWARD A CONTRACT FOR ELEVATOR UPGRADES AT THE LAWLER TOWERS TO CURRENT ELEVATORS. THERE WERE FOUR RESPONSIVE BIDS, AND THE LOWEST RESPONSIBLE BIDDER WAS CURRENT ELEVATORS. A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE AWARDED THE CONTRACT TO CURRENT ELEVATORS AND WAS SECONDED BY COMMISSIONER ABDELHADI:

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

THE RESOLUTION WAS APPROVED.

10. RESOLUTION 2025-36 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO RENEW THE NBHA’S MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND. A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE RESOLUTION AND WAS SECONDED BY COMMISSIONER ABDELHADI:

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

THE RESOLUTION WAS APPROVED.

11. RESOLUTION 2025-37 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO APPOINT JULIO MARENCO AS THE NBHA’S JOINT INSURANCE FUND COMMISSIONER FOR FUND YEAR 2026. A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE RESOLUTION AND WAS SECONDED BY COMMISSIONER ABDELHADI:

COMMISSIONER LANGE -YES
COMMISSIONER BARTULOVICH - YES

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

THE RESOLUTION WAS APPROVED.

- 12. RESOLUTION 2025-38 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO APPROVE THE 2026 MEETING SCHEDULE. A MOTION WAS MADE BY COMMISSIONER LANGE TO APPROVE THE RESOLUTION AND WAS SECONDED BY COMMISSIONER ABDELHADI:**

**COMMISSIONER LANGE -YES
COMMISSIONER BARTULOVICH - YES
COMMISSIONER ABDELHADI - YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES**

THE RESOLUTION WAS APPROVED.

- 13. RESOLUTION 2025-39 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO APPROVE A FOUR (4) PERCENT COST OF LIVING INCREASE FOR NBHA EMPLOYEES FOR THE 2025/2026 FISCAL YEAR, WHICH BEGAN ON JULY 1, 2025. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE RESOLUTION AND WAS SECONDED BY COMMISSIONER LANGE:**

**COMMISSIONER LANGE -YES
COMMISSIONER BARTULOVICH - YES
COMMISSIONER ABDELHADI - YES
COMMISSIONER FARLEY - YES
CHAIRPERSON BECKER – YES**

THE RESOLUTION WAS APPROVED.

- 14. THE EXECUTIVE DIRECTOR DISCUSSED ONGOING EVENTS AROUND THE NBHA, SUCH AS THE TURKEY AND HAM GIVEAWAY, HOT MEAL GIVEAWAY, THANKSGIVING MEAL, AND CAFÉ CON JULIO COFFEE EVENT.**
- 15. 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 BARTULOVICH. THE MOTION WAS APPROVED AND MEETING WAS CLOSED AT 4:32 P.M.**

**BOARD OF COMMISSIONERS
MEETING MINUTES
DECEMBER 22, 2025**

- 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, VICE CHAIRPERSON FARLEY, CHAIRPERSON BECKER. COMMISSIONER QUINTANILLA WERE ABSENT AND EXCUSED. ALSO PRESENT WAS BUILDING MANAGER DOREEN MARTINEZ.**

- 3. A MOTION WAS MADE BY CHAIRPERSON BECKER TO APPROVE THE BOARD MINUTES OF THE BOARD MEETING DATED NOVEMBER 24, 2025. IT WAS SECONDED BY COMMISSIONER ABDELHADI. THE MEETING MINTUES WERE APPROVED.**

- 4. THE BOARD REVIEWED THE TREASURER REPORT FROM DECEMBER 2025 AND A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE TRASURER REPORT WAS APPROVED.**

- 5. THE BOARD REVIEWED THE DELINQUENT REPORT FROM DECEMBER 2025 AND A MOTION WAS MADE BY COMMISSIONER DUQUE TO APPROVE THE REPORT. IT WAS SECONDED BY COMMISSIONER LANGE. THE DELINQUENT REPORT WAS APPROVED.**

- 6. THE BOARD REVIEWED THE CLOSED ACCOUNTS REPORT FROM DECEMBER 2025 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 DECEMBER 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 BARTULOVICH. THE RESOLUTION WAS APPROVED.**

8. THE CHAIRPERSON INTRODUCED RESOLUTION 2025-40 TO THE BOARD FOR APPROVAL. LEGAL COUNSEL DISCLOSED THAT HE HAS A FAMILIAR RELATIONSHIP TO FRANK'S TRUCK CENTER OWNERSHIP, AND THEREFORE, DID NOT PARTICIPATE IN DRAFTING OR REVIEWING THE RESOLUTION OR BID SPECIFICATIONS. NOR DID HE, OR WILL HE, PARTICIPATE IN DRAFTING THE CONTRACT DOCUMENTS NECESSARY TO EFFECTUATE THE AWARD OF THE CONTRACT, IF APPROVED BY THE COMMISSIONERS.
9. EXECUTIVE DIRECTOR JULIO MARENCO EXPLAINED THE NEED FOR THE GMC 3500 SIERRA DOUBLE CAB PICK UP 4X4 FROM THE AUTHORIZED VENDOR, AND EXPLAINED THE ADVANTAGE OF THE PRICE TO PURCHASE THE SUBJECT VEHICLE AT THE PRICE AVAILABLE.
10. RESOLUTION 2025-40 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO AWARD FRANK TRUCK'S CENTER A CONTRACT TO SUPPLY A GMC 2500 SIERRA DOUBLE CAB PICK UP FOR THE HOUSING AUTHORITY, VIA ESCNJ CONTRACT NO. 65 MCESCCPS – CARS CROSSOVERS CLASS 1-3 TRUCKS/CHASSIS/SUV AND VANS FOR 2025 GMC 2025 GMC SIERRA DOUBLE CAB PICK UP 4X4 FOR THE PERIOD DECEMBER 15, 2023 TO DECEMBER 14, 2026. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE AWARDED THE CONTRACT TO FRANK'S TRUCK CENTER AND WAS SECONDED BY COMMISSIONER DUQUE:

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

THE RESOLUTION WAS APPROVED.

11. RESOLUTION 2025-41 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO AWARD A CONTRACT FOR ARCHITECTURAL/ ENGINEERING SERVICES TO LOTHROP ASSOCIATES, LLP ARCHITECTS. THE EXECUTIVE DIRECTOR EXPLAINED THAT LOTHROP WAS ONE OF TWO BIDDERS WHO SUBMITTED QUALIFICATIONS AND BASED UPON THE RATING CRITERIA AND AUTHORITY'S PAST EXPERIENCE WITH LOTHROP ASSOCIATES, LLP ARCHITECT'S, AND LOTHROP WAS RECOMMENDED. A MOTION WAS MADE BY COMMISSIONER DUQUE TO APPROVE THE RESOLUTION AND WAS SECONDED BY COMMISSIONER LANGE:

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

THE RESOLUTION WAS APPROVED.

- 12. RESOLUTION 2025-42 – THE EXECUTIVE DIRECTOR REQUESTED AUTHORIZATION TO ESTABLISH FLAT RENTS FOR THE EFFICIENCY UNIT, ONE-BEDROOM, TWO-BEDROOM, AND THREE-BEDROOM PUBLIC HOUSING DWELLING UNITS, EFFECTIVE JANUARY 1, 2026, IN ACCORDANCE WITH SECTION 238 OF TITLE 11 OF PUBLIC LAW 113-25 AND HUD DIRECTIVES, WHICH ESTABLISHED PARAMETERS THAT PUBLIC HOUSING AUTHORITY’S MUST USE WHEN DETERMINING FLAT RENT AMOUNTS TO BE ESTABLISHED. THE EXECUTIVE DIRECTOR EXPLAINED THAT INCOME LEVELS AND NEARBY RENTS ARE REVIEWED TO ENSURE THAT THE FLAT RENTS ARE COMPARABLE, AND EXPLAINED THAT THE FLAT RENTS DO NOT APPLY TO ALL NBHA RESIDENTS. A MOTION WAS MADE BY COMMISSIONER ABDELHADI TO APPROVE THE RESOLUTION AND WAS SECONDED BY COMMISSIONER LANGE:**

**COMMISSIONER LANGE -YES
COMMISSIONER BARTULOVICH – YES
COMMISSIONER DUQUE - YES
COMMISSIONER ABDELHADI - 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 COMMISSIONER DUQUE. THE MOTION WAS SECONDED BY COMMISSIONER ABDELHADI. THE MOTION WAS APPROVED AND MEETING WAS CLOSED AT 4:20 P.M.**