

EXPLANATION OF RESOLUTIONS FOR THE BOARD OF COMMISSIONERS MEETING OF APRIL 20, 2026

Resolution 04-01-2026 - Resolution authorizing the transaction, approving the list of bills for March 2026, authorizing an expenditure of funds, subject to appropriations, ratification of expenditures

These bills are expenses that the LBHA has incurred for payment for the month of March 2026, i.e., utilities, repairs, supplies, payroll, services performed, etc.

Resolution 04-02-2026 – Resolution authorizing the transaction; approving guidelines on commissioner travel for the Long Branch Housing Authority due to reductions in HUD funding; subject to appropriations and ratification of expenditures

This resolution establishes guidelines on travel by Commissioners of the Long Branch Housing Authority in response to reductions in HUD funding.

Resolution 04-03-2026 - Resolution approving the transaction, proclaiming 18th of April 2026 as Rev. P. Susan Mamchak Day within the Long Branch Housing Authority, ratifying past actions

This resolution authorizes the Long Branch Housing Authority Board of Commissioners to formally recognize and honor Rev. P. Susan Mamchak for her extraordinary and longstanding service to the community.

Resolution 04-04-2026 – Resolution authorizing the transaction, approving the proposed Annual Budget and Capital Budget for FY2026

Authorizes and approves the Annual Operating Budget and Capital Budget of the Housing Authority of the City of Long Branch for the fiscal year July 1, 2026 through June 30, 2027, in compliance with federal and State requirements.

Resolution 04-05-2026 – Resolution approving the transaction, accepting, and confirming receipt of the independent auditor’s report for year ending June 30, 2025, ratifying past actions

Long Branch Housing Authority Board of Commissioners to formally accept and confirm receipt of the Independent Auditor’s Report for the fiscal year ending June 30, 2025.

Award of contracts or purchase orders to Master Build & Design for emergency apartment and system repairs necessitated by severe cold weather conditions

Resolution 04-06-2026 – Resolution authorizing the transaction, authorizing a contract with Maestro Community Development Corporation, an affiliate of the Housing Authority of the City of Long Branch, designating Maestro, or its subsidiary, to administer the affordability controls for 30 units of affordable housing for the City of Long Branch, authorizing a payment of \$10.00

Authorizes the Housing Authority of the City of Long Branch (LBHA) to enter into a contract with Maestro Community Development Corporation (Maestro CDC), an affiliated 501(c)(3) organization, to administer the affordability controls for 30 deed-restricted affordable rental units created as part of the Lower Broadway Redevelopment Plan.

Resolution 04-07-2026 - Authorizing a Sponsorship Not to Exceed \$3,000.00 to Support Long Branch American Youth Football (AYF) & Cheer

*The purpose of the sponsorship is to promote **positive youth development** by supporting organized athletic and cheerleading activities that encourage teamwork, discipline, and healthy lifestyles for local youth.*

Resolution 04-08-2026 - Resolution approving the transaction, authorizing the extension of the contract with Jackson Wright Associates, LLC for consulting services

One-year extension of the consulting services contract with Jackson Wright Associates, LLC, originally approved on April 21, 2025.

Resolution 04-09-2026 - Resolution authorizing the transaction, authorizing a one-year contract renewal for as-needed sidewalk and asphalt repairs at the Housing Authority Housing sites, authorizing an expenditure of funds in an amount not to exceed \$150,000.00 per year, subject to appropriations

Approve a one-year extension of the current as-needed sidewalk and asphalt repair contract with Power Patch Inc.

Resolution 04-10-2026 - Resolution authorizing the transaction, authorizing a contract for Hobart Manor Building Roof Improvements, authorizing an expenditure of funds in an amount not to exceed \$535,000.00, subject to appropriations

Resolution authorizing a contract for Hobart Manor roof improvements and an expenditure of funds not to exceed \$535,000, subject to appropriations.

Resolution 04-11-2026 - Resolution authorizing the transaction, authorizing a two-month contract renewal extension for Pest Control Services at the Housing Authority Public Housing Sites, authorizing an expenditure of funds in an amount not to exceed \$3,000.00 for the period May 1, 2026 through June 30, 2026, subject to appropriations

This resolution authorizes a two-month extension of the current pest control services contract for the Housing Authority's public housing sites, covering the period May 1, 2026 through June 30, 2026. The extension ensures there is no interruption in essential pest control services while the Authority completes a new competitive procurement.

Resolution 04-12-2026 - Resolution authorizing the transaction, authorizing a two-month contract renewal extension for Pest Control Services at the Housing Authority Tax Credit Sites, authorizing an expenditure of funds in an amount not to exceed \$3,166.67 for the period May 1, 2026, through June 30, 2026, subject to appropriations

The purpose of this limited extension is to maintain uninterrupted pest control services while the Authority completes a new competitive procurement for pest control services.

Resolution 04-13-2026 – Resolution authorizing the transaction, authorizing a one-year contract renewal for Landscaping Services at the Housing Authority Tax Credit sites and Public Housing sites, authorizing an expenditure of funds in an amount not to exceed \$120,000.00 per year, subject to appropriations,

This resolution authorizes a one-year renewal of the existing landscaping services contract for the Housing Authority's tax credit and public housing sites.

Resolution 04-14-2026 – Resolution authorizing emergency contracts for March 2026, authorizing an expenditure of funds in an amount not to exceed \$9,636.44, subject to appropriations, ratifying past actions

This resolution asks the Board to ratify and approve emergency repairs that were necessary during the month of March 2026 to protect resident health and safety, and to authorize payment for those services in an amount not to exceed \$9,636.44.

Resolution 04-15-2026 – Resolution authorizing the transaction, authorizing contracts for as needed General Contractor services, authorizing an expenditure of funds in an amount not to exceed \$150,000.00, subject to appropriations

LBHA regularly encounters both planned maintenance needs and unforeseen repair issues that require timely contractor response. Having as-needed general contractor contracts in place allows the Authority to address these needs quickly, maintain compliance with HUD and local standards, and ensure resident health and safety—without having to bid each small project individually.

Resolution 04-16-2026 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on March 16, 2026.

A Closed Session of the Board will be required to discuss matters of personnel, litigation, or contract negotiations.