

EXPLANATION OF RESOLUTIONS FOR THE BOARD OF COMMISSIONERS MEETING OF JULY 22, 2026

Resolution 07-01-2026 - Resolution authorizing the transaction, approving the list of bills for June 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 June 2026, i.e., utilities, repairs, supplies, payroll, services performed, etc.

Resolution 07-02-2026 - Resolution approving the transaction, approving training, travel, and accommodations for the months of August 2026 for members of the Long Branch Housing Authority Board of Commissioners and staff to attend conferences and training, authorizing an expenditure of funds, ratifying past actions, subject to appropriations

Authorize the expenditure of funds, subject to appropriations—for travel, lodging, and registration costs associated with these events for the months of August 2026.

Resolution 07-03-2026 – Resolution approving the transaction, authorizing a donation in the amount not to exceed \$400.00, to be paid from non-federal funds to support the Long Branch Fire Department’s Annual Fundraiser to be held on Monday, August 03, 2026, at the Jumping Brook Country Club.

Resolution 07-04-2026 – Resolution adopting the Long Branch Housing Authority Vehicle Use, Driver Authorization and Fleet Management Policy, ratifying prior actions

Adoption of this policy is necessary to protect Authority employees, residents, the public, and Authority property by ensuring that only authorized and qualified employees operate Authority-owned vehicles.

Resolution 07-05-2026 – Resolution authorizing the transaction, authorizing a contract for as-needed public relations and communications services in an amount not to exceed \$25,000.00, subject to appropriations

Authorize a one-year contract for as-needed public relations and communications services to Elizabeth Parker or her firm for a one (1) year term beginning August 1, 2026, through July 31, 2027.

Resolution 07-06-2026 – Resolution authorizing the transaction, rescinding for convenience the contract award for Accounting Services for Tax Credit Sites approved under Resolution No. 06-07-2026

The rescission of the contract award to William Katchen for Accounting Services for Tax Credit Sites, approved under Resolution No. 06-07-2026.

Resolution 07-07-2026 – Resolution authorizing the transaction, amending Resolution 06-05-2026 for Accounting Services, ratifying contract terms and actions, authorizing an increase of funds for a total amount not to exceed \$165,000.00, subject to appropriations

This resolution amends Resolution No. 06-05-2026 to expand the contract with Polcari & Company, CPA, to provide accounting services for both public housing and LIHTC properties, increasing the total contract amount to \$165,000.00, subject to appropriations.

Resolution 07-08-2026 – Resolution approving the transaction, authorizing a contract for general legal services, authorizing an expenditure of funds in an amount not to exceed \$100,000.00, subject to appropriations

A one-year contract award for legal services with Manfredi & Pellechio as General Counsel to the Board of Commissioners and the Long Branch Housing Authority, for the period August 1, 2026 through July 31, 2027.

Resolution 07-09-2026 – Resolution approving the transaction, authorizing a contract for Auditing Services, ratifying the contract term commencing July 1, 2026, authorizing an expenditure of funds in an amount not to exceed \$21,525.00, subject to appropriations

A one-year contract award for auditing services with Giampaolo & Associates, ratified for the term commencing July 1, 2026, and ending June 30, 2027.

Resolution 07-10-2026 – Resolution authorizing the transaction, amending Resolution 08-04-2025, authorizing an increase of the contract amount for carpet and flooring supply and installation, authorizing an expenditure of funds in an amount not to exceed \$90,000.00, subject to appropriations

This resolution increases the contract for carpet and flooring supply and installation with Property Improvement of New Brunswick, LLC by \$15,000.00, raising the total

contract amount to \$90,000.00 to accommodate additional work and units beyond the original estimate.

Resolution 07-11-2026 – Resolution approving the transaction, approving a financial procedure for the Board of Commissioners

This resolution approves a written financial reporting procedure to ensure the Board of Commissioners receives regular and timely updates on the Authority's financial condition and audits and authorizes the Executive Director to implement the procedure.

Resolution 07-12-2026 – Resolution authorizing the transaction, amending Resolution 04-15-2026 for as-needed General Contractor Services

This resolution amends Resolution No. 04-05-2026 by terminating the contract with Master Build and Design after contract expenditures substantially exceeded the authorized amount, while continuing the contract with Ascend Construction Management for the remainder of the contract term.

Resolution 07-13-2026 – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on July 22, 2026.

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