

EXPLANATION OF RESOLUTIONS FOR THE BOARD OF COMMISSIONERS MEETING OF OCTOBER 20, 2025

1. **Resolution 10-01-2025** - Resolution authorizing the transaction, approving the list of bills for September 2025, 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 September 2025, i.e., utilities, repairs, supplies, payroll, services performed, etc.

2. **Resolution 10-02-2025** – Resolution approving the transaction, approving training, travel, and accommodations for the month of November 2025 for members of the Long Branch Housing Authority Board of Commissioners and staff to attend conferences and training, authorizing an expenditure of funds, subject to appropriations

Authorize the expenditure of funds, subject to appropriations—for travel, lodging, and registration costs associated with these events for the month of November 2025.

3. **Resolution 10-03-2025** - Resolution authorizing the transaction, amending Resolution No. 02-10-2024 to adopt the Unified Conflicts of Interest and Fraternization Policy

Resolution No. 02-10-2024 is being revised to adopt the 'Unified Conflicts of Interest and Fraternization Policy' as the official and governing policy of the LBHA.

4. **Resolution 10-04-2025** – Resolution approving the transaction, authorizing the purchase of three (5) tickets at \$100.00 each (\$500.00) and a half-page ad (\$100.00) in the amount not to exceed \$600.00, to be paid from non-federal funds, ratifying past actions, for the Latino American Association of Monmouth County's Annual Outstanding Members of the Community Awards Dinner at Renaissance, 1110 Highway 35 North, Ocean, NJ 07712 on Friday, October 17, 2025

5. **Resolution 10-05-2024** – Resolution approving the transaction and authorizing the purchase of six (5) tickets (\$200 each) in the amount not to exceed \$1,000.00, to be paid from non-federal funds, ratifying past actions, for the Greater Long Branch Chamber of Commerce's 90th Annual Business Awards Dinner, which will be held at the Ocean Place Resort & Spa, 1 Ocean

Boulevard, Long Branch, on Thursday, October 16, 2025, from 5:30PM to 9:00PM.

6. **Resolution 10-06-2025** - Resolution authorizing the transaction, authorizing a contract for “On Call” Roofing repairs at the Housing Authority’s Tax credit sites, authorizing an expenditure of funds in an amount not to exceed \$48,000.00 per year, subject to appropriations

A one-year contract award with Marshall LLC as Primary Contractor and USA General Contractors Corp. as Secondary Contractor to provide “On Call” Roofing Repairs at the Housing Authority’s Tax credit sites for the 2025–2026 fiscal year.

7. **Resolution 10-07-2025** - Resolution approving the transaction, authorizing a contract for general legal services, ratification of the contract term, authorizing an expenditure of funds in an amount not to exceed \$100,000.00, subject to appropriations

A contract award for legal services with the firm Manfredi & Pellechio as General Counsel to the Board of Commissioners and the LBHA.

8. **Resolution 10-08-2025** - Resolution authorizing the transaction, authorizing a contract for cycle painting services at all properties owned and managed by the Long Branch Housing Authority, authorizing an expenditure of funds in an amount not to exceed \$80,000.00 in the aggregate, per year, subject to appropriations.

A one-year contract award with Balanikas Painting to provide “Cycle” painting services at the Tax Credit sites for the 2025-2026 fiscal year, beginning November 1, 2025, through October 31, 2025.

9. **Resolution 10-09-2025** - Resolution authorizing the transaction, authorizing the award of contract for as needed Vacant Unit Turnovers services for all properties owned and managed by the Long Branch Housing Authority, authorizing an expenditure of funds in an amount not to exceed \$150,000.00 per year, subject to appropriations

A one-year contract with Master Build & Design LLC for as needed vacant unit turnovers for all properties owned and managed by the Long Branch Housing Authority for 2025-2026 beginning October 21, 2025 – October 20, 2026.

10. Resolution 10-10-2025 - Resolution authorizing the transaction, authorizing the award of contracts for as needed General Contractor services at for all properties owned and managed by the Long Branch Housing Authority, authorizing an expenditure of funds in an amount not to exceed \$150,000.00 per year, subject to appropriations

A one-year contract award with Master Build & Design as Primary Contractor and Magic Touch Construction Co. as Secondary Contractor to provide as needed General Contractor services at for all properties owned and managed by Long Branch Housing Authority for the 2025–2026 beginning October 21, 2025 to October 20, 2026.

11. Resolution 10-11-2025 - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on October 20, 2025

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