

**HOUSING AUTHORITY OF THE CITY OF LONG BRANCH
BOARD OF COMMISSIONERS
REGULAR MEETING**

AGENDA

**MONDAY, APRIL 20, 2026 - 5:00 P.M.
Garfield Court Administration Building
2 Hope Lane
Long Branch, NJ 07740**

I. OPENING

- Call to Order: Board Attorney
- Roll Call
- Flag Salute
- Statement to the Public

II. OLD BUSINESS

- Approval of the Public Session Minutes for March 16, 2026, Board Meeting.
- Other

III. NEW BUSINESS

1. Auditor's Report presented by Giampaolo & Associates
2. Executive Director's Report
2. **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
3. **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
4. **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
5. **Resolution 04-04-2026** – Resolution authorizing the transaction, approving the proposed Annual Budget and Capital Budget for FY2026
6. **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
7. **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

8. **Resolution 04-07-2026** - Authorizing a Sponsorship Not to Exceed \$3,000.00 to Support Long Branch American Youth Football (AYF) & Cheer
9. **Resolution 04-08-2026** - Resolution approving the transaction, authorizing the extension of the contract with Jackson Wright Associates, LLC for consulting services
10. **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
11. **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
12. **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
13. **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
14. **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,
15. **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
16. **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
17. **Resolution 04-16-2026** – Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on March 16, 2026.
18. Other

IV. CLOSED SESSION

V. PUBLIC SESSION

VI. COMMENTS FROM PUBLIC

VII. COMMISSIONERS' COMMENTS

VIII. ADJOURNMENT