

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

**AGENDA**

**MONDAY, OCTOBER 21, 2024 - 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 September 16, 2024, Board Meeting.
- Other

**III. NEW BUSINESS**

1. Executive Director's Report
2. **Resolution 10-01-2024** - Resolution authorizing the transaction, approving the list of bills for September 2024, authorizing an expenditure of funds, subject to appropriations, ratification of expenditures
3. **Resolution 10-02-2024** - Resolution approving the transaction, approving training, travel, and accommodations for the month of November 2024 for members of the Board of Commissioners Long Branch Housing Authority and staff to attend conferences and training, authorizing an expenditure of funds, subject to appropriations
4. **Resolution 10-03-2024** - Resolution approving the transaction, amending the Admissions and Continued Occupancy Policy (ACOP), amending resolution 09-03-2024
5. **Resolution 10-04-2024** - Resolution authorizing the purge of the Senior Waiting List for Seniors aged 62 years old and over from Kennedy Towers, Chester Arthur Apartments, and Hobart Manor; moving the disabled applicants removed from the purged waiting list to the Housing Choice Voucher [HCV (formerly Section 8)] Program Waiting List
6. **Resolution 10-05-2024** - Resolution approving the transaction, approving and adopting a new Maintenance Policy
7. **Resolution 10-06-2024** - Resolution approving the transaction, authorizing participation in the 125 Premium Only Plan for employees in CY2025

8. **Resolution 10-07-2024** - Resolution authorizing the transaction, authorizing an option to renew contract for “On-Call” electrical services, approving an expenditure of funds in an amount not to exceed \$25,000.00 per year, subject to appropriations
9. **Resolution 10-08-2024** - Resolution authorizing the transaction, authorizing an option to renew contract for on-call vehicle maintenance and repair services, approving an expenditure of funds in an amount not to exceed \$30,000.00 per year, subject to appropriations
10. **Resolution 10-09-2024** - Resolution authorizing the transaction, authorizing a contract for a Human Resources and Professional Services, authorizing an expenditure of funds in an amount not to exceed \$19,500.00 for a period of three months, subject to appropriations
11. **Resolution 10-10-2024** - Resolution approving the transaction, authorizing a contract for A&E services for further engineering services for Structural Repairs at Kennedy Towers, authorizing an expenditure of funds in an amount not to exceed \$38,000.00, subject to appropriations
12. **Resolution 10-11-2024** - Resolution authorizing the transaction, authorizing additional payments for employees’ health benefits over the next two years, authorizing an increased expenditure of funds in an amount not exceeding \$140,000.00 for two years for the employer’s portion, subject to appropriations
13. **Resolution 10-12-2024** - Resolution approving the transaction and authorizing the purchase of six (6) tickets (\$200 each) in the amount not to exceed \$1,200.00, to be paid from non-federal funds, for the Greater Long Branch Chamber of Commerce’s 89th Annual Business Awards Dinner, which will be held at the Ocean Place Resort & Spa, 1 Ocean Boulevard, Long Branch, on Thursday, October 24, 2024, from 6:00PM to 8:00PM
14. **Resolution 10-13-2024** - Resolution approving the transaction, authorizing an extension of a contract for unarmed security monitor services, authorizing an expenditure of funds in an amount not to exceed \$21,000.00, subject to appropriations
15. **Resolution 10-14-2024** –Resolution approving the transaction, authorizing an extension of a contract for security consultant services, authorizing an expenditure of funds in an amount not to exceed \$5,000.00, subject to appropriations
16. **Resolution 10-15-2024** – Resolution approving the transaction, authorizing a lease with the City of Long Branch for the Adam “Bucky” James Community Center, subject to the approval of HUD
17. **Resolution 10-16-2024** – Resolution approving the transaction, proclaiming November 2024 as “Lisa Bell Month” within the Long Branch Housing Authority, ratifying past actions
18. **Resolution 10-17-2024** - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on October 21, 2024
19. Other

- IV. **CLOSED SESSION**
- V. **PUBLIC SESSION**
- VI. **COMMENTS FROM PUBLIC**
- VII. **COMMISSIONERS' COMMENTS**
- VIII. **ADJOURNMENT**