

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

AGENDA

MONDAY, JANUARY 21, 2025 - 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 December 16, 2024, Board Meeting.
 - Other
- III. NEW BUSINESS**
1. Executive Director's Report
 2. **Resolution 01-01-2025** - Resolution authorizing the transaction, approving the list of bills for December 2024, authorizing an expenditure of funds, subject to appropriations, ratification of expenditures
 3. **Resolution 01-02-2025** - Resolution approving the transaction, approving training, travel, and accommodations for the month of January 2025 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 01-03-2025** - Resolution approving the transaction, approving, and adopting a new Capitalization and Disposition Policy
 5. **Resolution 01-04-2025** - Resolution approving the transaction, amending the Admissions and Continued Occupancy Policy ("ACOP"), amending resolution 09-03-2024
 6. **Resolution 01-05-2025** - Resolution approving the transaction, amending the Housing Choice Voucher Program Administrative Plan ("Administrative Plan"), amending resolution 08-11-2024
 7. **Resolution 01-06-2025** - Resolution authorizing the transaction, adopting new Residential Housing Lease Agreement for the Long Branch Housing Authority (LBHA) Public Housing and Low-Income Housing Tax Credit (LIHTC) with additional Lease Riders, rescinding all prior leases

8. **Resolution 01-07-2025** – Resolution authorizing the transaction, approving a contract for vacant unit turnover services for 66 University Drive-Garfield Court Phase I, authorizing an expenditure of funds in an amount not to exceed \$25,000.00 per year, subject to appropriations
9. **Resolution 01-08-2025** - Resolution authorizing the transaction, authorizing a contract for on call painting services, authorizing an expenditure of funds in an amount not to exceed \$40,000.00 per year, subject to appropriations
10. **Resolution 01-09-2025** - Resolution authorizing the transaction, authorizing a contract for Unarmed Security Guard Services, authorizing an expenditure of funds in an amount not to exceed \$70,000.00 per year, subject to appropriations
11. **Resolution 01-10-2025** - Resolution approving the transaction, authorizing a contract for a Security Consultant, authorizing an expenditure of funds in an amount not to exceed \$18,000.00, subject to appropriations
12. **Resolution 01-11-2025** - Resolution authorizing the transaction, authorizing an option to renew contract for annual inspection, testing, maintenance and monitoring of water-based fire protection systems and fire alarms systems and monitoring at Long Branch Housing Authority tax credit sites, ratification of the contract term, authorizing an expenditure of funds in an amount not to exceed \$82,382.00 per year, subject to appropriations
13. **Resolution 01-12-2025** - Resolution authorizing the transaction, authorizing an option to renew contract for annual inspection, testing, and maintenance of water-based fire protection systems and fire alarms systems at LBHA public housing sites, ratification of the contract term authorizing an expenditure of funds in an amount not to exceed \$10,283.70 per year, subject to appropriations
14. **Resolution 01-13-2025** - Resolution supporting potential hazardous remediation at the Liberty Commons site, City of Long Branch and Monmouth County
15. **Resolution 01-14-2025** - Resolution approving the transaction, authorizing a contract for supply and installation Chester Arthur at Kennedy Towers, authorizing an expenditure of funds in an amount not to exceed \$13,788.00, subject to appropriations
16. **Resolution 01-15-2025** - Resolution approving the transaction, authorizing a donation in the amount not to exceed \$250.00, to be paid from non-federal funds, for the Long Branch Firefighters Mutual Benevolent Association (FMBA) Local #68
17. **Resolution 01-16-2025** - Resolution authorizing a Closed Session of the Regular Meeting of the Board of Commissioners on January 21, 2025
18. Other

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