

**BOARD OF COMMISSIONERS MEETING  
JANUARY 16, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF DECEMBER 12, 2019**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT –TO BE HANDED OUT AT MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-01-AUTHORIZATION TO AWARD CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES**
- 9. RESOLUTION 2020-02-AUTHORIZATION REQUESTING DISPOSITION OF EXCESS LAND AT THE TERRACE APARTMENTS**
- 10. RESOLUTION 2020-03-AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR RISK MANAGEMENT SERVICES**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
FEBRUARY 27, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JANUARY 16, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT –TO BE HANDED OUT AT MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-04-AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD CONTRACT TO VISION MEDIA MARKETING**
- 9. RESOLUTION 2020-05-AUTHORIZATION TO MEMORIALIZE OUR POLICY CONCERNING CHANGE OF THE TENACY/HEAD OF HOUSEHOLD UNDER CERTAIN SITUATIONS (TO BE HANDED OUT AT MEETING)**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
MARCH 26, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF FEBRUARY 27, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT –TO BE HANDED OUT AT MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-06-AUTHORIZATION TO APPROVE TELECONFERENCE BOARD MEETINGS DURING DECLARED STATE OF EMERGENCY DUE TO PANDEMIC**
- 9. RESOLUTION 2020-07-AUTHORIZATION TO AWARD CONTRACT FOR PROFESSIONAL CONSULTING SERVICES**
- 10. RESOLUTION 2020-08-AUTHORIZATION TO ADOPT RESOLUTION APPROVING AN INDIVIDUAL DISCLOSURE FORM**
- 11. RESOLUTION 2020-09-AUTHORIZATION TO EXCEPT LOWEST RESPONSIBLE BIDDER FOR LEAD BASE PAINT REMOVAL**
- 12. RESOLUTION 2020-10-AUTHORIZATION TO UPDATE POLICY ON LOCK OUTS DURING AND AFTER WORKING HOURS**
- 13. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**APRIL 23, 2020**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MARCH 26, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT –TO BE HANDED OUT AT MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-11-AUTHORIZATION TO AMEND THE NBHA POLICY TO INCLUDE A PANDEMIC PREVENTION PROTOCOL POLICY**
- 9. RESOLUTION 2020-12-AUTHORIZATION TO AWARD CONTRACT FOR WINDOW REPLACEMENTS AT EDWARD A. LAWLER TOWERS**
- 10. RESOLUTION 2020-13-AUTHORIZATION TO UPDATE AND ADOPT OUR SECTION 504 POLICY IN ACCORDANCE WITH THE FAIR HOUSING ACT**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
MAY 21, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF  
APRIL 23, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT-(WILL BE EMAILED THURSDAY, MAY 21, 2020)**
- 6. CLOSED ACCOUNTS-(WILL BE EMAILED WEDNESDAY, MAY 20, 2020)**
- 7. COLLECTION LOSSES- (WILL BE EMAILED WEDNESDAY, MAY 20, 2020)**
- 8. RESOLUTION 2020-14-AUTHORIZATION FOR BOARD OF COMMISSIONERS  
TO RECEIVE AND REVIEW ANNUAL INDEPENDENT AUDIT**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**JUNE 25, 2020**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 21, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, JUNE 25, 2020)**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-15-AUTHORIZATION TO INTRODUCE BUDGET FOR FISCAL YEAR BEGINNING JULY 01, 2020 ENDING JUNE 30, 2021**
- 9. RESOLUTION 2020-15-AUTHORIZATION TO AMEND EMPLOYEE HANDBOOK TO INCLUDE REVISED OVERTIME POLICY**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING**  
**JULY 23, 2020**  
**AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 21, 2020**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 25, 2020**
- 5. TREASURER'S REPORT**
- 6. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, JULY 23, 2020)**
- 7. CLOSED ACCOUNTS**
- 8. COLLECTION LOSSES**
- 9. RESOLUTION 2020-17-AUTHORIZATION TO PURCHASE TWO(2) FORD ESCAPE VEHICLES FROM AN AUTHORIZED VENDOR**
- 10. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
AUGUST 20, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 21, 2020**
- 4. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JUNE 25, 2020**
- 5. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 23, 2020**
- 6. TREASURER'S REPORT**
- 7. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, AUGUST 20, 2020)**
- 8. CLOSED ACCOUNTS**
- 9. COLLECTION LOSSES**
- 10. RESOLUTION 2020-18-AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR ACCOUNTING SERVICES**
- 11. RESOLUTION 2020-19-AUTHORIZATION TO AWARD CONTRACT FOR ARCHITECTURAL/ENGINEERING SERVICES IN TERRACE BLDG( SITE IMPROVEMENTS) LAWLER TOWERS(LOBBY UPGRADE) CULLUM BLDG (MANAGERS OFFICE, SECURITY BOOTH, SECURITY SURVEILLANCE SYSTEM, COMMUNITY ROOM UPGRADE AND ELEVATOR UPGRADE)**
- 12. RESOLUTION 2020-20-AUTHORIZATION TO ADOPT THE APPROVED BUDGET FOR F.Y.E. JUNE 30, 2021**
- 13. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**



**BOARD OF COMMISSIONERS MEETING  
SEPTEMBER 17, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF AUGUST 20, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, SEPTEMBER 17, 2020)**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-21-AUTHORIZATION TO AMEND THE ADMISSIONS & CONTINUED OCCUPANCY POLICY TO INCLUDE RESOLUTION TO GRANT SUBSIDY TO DOMESTIC VIOLENCE APPLICANTS WHOSE NAME IS ON THE DEED TO A PROPERTY UNDER CERTAIN DESCRIBED CONDITIONS AS OUTLINED IN THE RESOLUTION**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
OCTOBER 29, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF SEPTEMBER 17, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, OCTOBER 29, 2020)**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-22-AUTHORIZATION TO ADOPT THE REASONABLE ACCOMODATION SECTION 504 POLICY**
- 9. RESOLUTION 2020-23- AUTHORIZATION TO APPROVE PHA CERTIFICATIONS OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS – 5 YEAR PLAN**
- 10. RESOLUTION 2020-24- AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR INDEPENDENT PUBLIC AUDIT SERVICES**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
NOVEMBER 19, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF OCTOBER 29, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, NOVEMBER 19, 2020)**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-25-AUTHORIZATION TO AUTHORIZATION TO APPROVE THE 2021 BOARD OF COMMISSIONERS MEETING SCHEDULE**
- 9. RESOLUTION 2020-26- AUTHORIZATION TO APPROVE A 2% COST OF LIVING INCREASE**
- 10. RESOLUTION 2020-27- AUTHORIZATION TO AWARD BROCKWELL & CARRINGTON CONSTRUCTION THE CONTRACT TO EXPAND PARKING AT TERRACE APARTMENTS**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING  
DECEMBER 17, 2020  
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF NOVEMBER 19, 2020**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – (WILL BE EMAILED THURSDAY, DECEMBER 17, 2020)**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2020-28-AUTHORIZATION TO ESTABLISH NEW FLAT RENTS**
- 9. RESOLUTION 2020-29-AUTHORIZATION TO APPOINT GERALD J. SANZARI AS ITS FUND COMMISSIONER FOR FUND YEAR 2021**
- 10. RESOLUTION 2020-30- AUTHORIZATION TO ACCEPT THE SECTION 8 TENANT FURNISHED UTILITY ALLOWANCE REVISION FOR 2021**
- 11. RESOLUTION 2020-31- AUTHORIZATION TO AWARD CONTRACT FOR RISK MANAGEMENT SERVICES**
- 12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**