

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
JANUARY 15, 2015
AGENDA**

1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW
2. ROLL CALL
3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETINGS OF NOVEMBER 20, 2014 AND DECEMBER 18, 2015
4. TREASURER'S REPORT
5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING
6. CLOSED ACCOUNTS
7. COLLECTION LOSSES
8. RESOLUTION 2015-01 – AUTHORIZATION TO ADD TWO(2) SIGNATORIES TO ALL NORTH BERGEN HOUSING AUTHORITY CHECKING ACCOUNTS
9. RESOLUTION 2015-02 – BOARD OF COMMISSIONERS RECEIVING AND REVIEWING ANNUAL INDEPENDENT AUDIT
10. RESOLUTION 2015-03 – AUTHORIZATION TO AWARD CONTRACT FOR ARCHITECT/ENGINEER SERVICES – 2014 CAPITAL FUND PROGRAM
11. RESOLUTION 2015-04 – MEMORANDUM OF UNDERSTANDING BETWEEN NBHA AND DIANE PEIRANO-INGVALDSEN
12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
FEBRUARY 26, 2015
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETINGS OF NOVEMBER 20, 2014, JANUARY 15, 2015 AND SPECIAL MEETING OF FEBRUARY 10, 2015**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2015-09 –AUTHORIZATION TO AWARD CONTRACT FOR COMMUNITY ROOM UPGRADES AT TERRACE APARTMENTS AND CULLUM APARTMENTS**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MARCH 19, 2015
AGENDA**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETINGS OF NOVEMBER 20, 2014, JANUARY 15, 2015 , SPECIAL MEETING OF FEBRUARY 10,2015 AND REGULAR MEETING OF FEBRUARY 26, 2015**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2015-10 –AUTHORIZATION TO AWARD ONE(1) CONTRACT FOR THE MAINTENANCE AND SERVICE OF EIGHT(8) ELEVATORS LOCATED AT LAWLER TOWERS, TERRACE APARTMENTS AND CULLUM APARTMENTS**
- 9. RESOLUTION 2015-11 – AUTHORIZATION OF MATERNITY LEAVE OF ABSENCE FOR SHAMIRA BENCOSME**
- 10. RESOLUTION 2015-12 – AUTHORIZATION TO HIRE GERALD SANZARI FOR THE POSITION OF EXECUTIVE DIRECTOR OF THE NORTH BERGEN HOUSING AUTHORITY.**
- 11. RESOLUTION 2015-13 – AUTHORIZATION TO APPOINT A FUND COMMISSIONER TO REPRESENT THE NBHA AS PART OF THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND**
- 12. RESOLUTION 2015-14 – RESOLUTION OF COMPLIANCE FOR THE BOARD OF COMMISSIONERS AND EXECUTIVE DIRECTOR**
- 13. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
APRIL 16, 2015
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 19, 2015
4. TREASURER'S REPORT
5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING
6. CLOSED ACCOUNTS
7. COLLECTION LOSSES
8. RESOLUTION 2015-15 – ADVISE OF THE BOARD OF COMMISSIONERS OF RENT INCREASE FOR ON-CALL, LIVE-IN EMPLOYEES
9. RESOLUTION 2015-16 – AUTHORIZATION TO PURCHASE ELECTRIC GENERATION SERVICES THROUGH THE HUDSON COUNTY COOPERATIVE PRICING SYSTEM (HCCPS)
10. RESOLUTION 2015-17 – AUTHORIZATION TO EXERCISE THE OPTION TO RENEW THE CONTRACT FOR MONITORING AND SERVICE OF ALARM SYSTEMS FOR ONE (1) ADDITIONAL YEAR
11. RESOLUTION 2015-18 – PHA CERTIFICATIONS OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS – 5 YEAR PLAN
12. RESOLUTION 2015-19 – AUTHORIZATION TO AMEND PREFERENCES FOR ADMISSION INTO ITS PUBLIC HOUSING AND SECTION 8 HOUSING CHOICE VOUCHER PROGRAMS
13. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MAY 21, 2015
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 19, 2015
4. TREASURER'S REPORT
5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING
6. CLOSED ACCOUNTS
7. COLLECTION LOSSES
8. RESOLUTION 2015-20 – AUTHORIZATION TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH MIDDLESEX REGIONAL EDUCATIONAL SERVICES COMMISSION
9. RESOLUTION 2015-21 - AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR GROUNDS MAINTENANCE SERVICE, JANITORIAL SERVICE, AND REPAIR SERVICE AT MEADOWVIEW VILLAGE, LAWLER TOWERS, TERRACE APARTMENTS AND CULLUM APARTMENTS
10. RESOLUTION 2015-22 – AUTHORIZATION TO PURCHASE A 2016 FORD EXPLORER FROM AN AUTHORIZED VENDOR UNDER THE STATE OF N.J. COOPERATIVE PURCHASING PROGRAM 1-NJCP
11. RESOLUTION 2015-23 – AUTHORIZATION TO AMEND THE FLAT RENT POLICY IN THE AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY
12. RESOLUTION 2015-24 – AUTHORIZATION TO SET NEW FLAT RENTS FOR PUBLIC HOUSING DWELLING UNITS
13. RESOLUTION 2015-25 – AUTHORIZATION TO AWARD A CONTRACT FOR COMMUNITY ROOM UPGRADES AT TERRACE APARTMENTS AND CULLUM APARTMENTS
14. RESOLUTION 2015-26 – AUTHORIZATION TO AMEND THE ACOP AND DWELLING LEASE RESIDENT'S VISITATION POLICY AND PROCEDURES
15. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
ANNUAL REORGANIZATION MEETING
JUNE 25, 2015**

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF NOMINATIONS FOR THE POSITION OF CHAIRPERSON**
- 4. ACCEPTANCE OF NOMINATIONS FOR THE POSITION OF VICE-
CHAIRPERSON**
- 5. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD.**

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
JUNE 25, 2015
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, 2015**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2015-27 - AUTHORIZATION TO ADOPT AN AMENDED NORTH BERGEN HOUSING AUTHORITY EMPLOYEE DRUG POLICY**
- 9. RESOLUTION 2015-28 – AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR ACCOUNTING SERVICES**
- 10. RESOLUTION 2015-29 – AUTHORIZATION TO AWARD A ONE YEAR CONTRACT FOR JANITORIAL, GROUNDS AND MAINTENANCE REPAIR SERVICES**
- 11. RESOLUTION 2015-30 — AUTHORIZATION TO SUBMIT BUDGET FOR F.Y.E. JUNE 30, 2016 TO H.U.D.**
- 12. RESOLUTION 2015-31 – AUTHORIZATION TO APPOINT GERALD J. SANZARI AS FUND COMMISSIONER TO REPRESENT THE NBHA AS PART OF THE NEW JERSEY PUBLIC HOUSING JOINT INSURANCE FUND**
- 13. RESOLUTION 2015-32 -- AUTHORIZATION TO APPOINT GERALD J. SANZARI AS FUND COMMISSIONER TO REPRESENT THE NBRC AS PART OF THE NEW JERSEY PUBLIC HOUSING JOINT INSURANCE FUND**
- 14. RESOLUTION 2015-33 - AUTHORIZATION TO APPOINT GERALD J. SANZARI AS FUND COMMISSIONER TO REPRESENT THE NBRIUR, LP AS PART OF THE NEW JERSEY PUBLIC HOUSING JOINT INSURANCE FUND**

15. RESOLUTION 2015-34 – AUTHORIZATION TO SET THE TIME OF ALL BOARD MEETINGS TO 4:30 P.M.

16. RESOLUTION 2015-35 – AUTHORIZATION TO PURCHASE A FORD F350 PICK-UP TRUCK

17. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD

**NORTH BERGEN HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
JULY 16, 2015
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, 2015**
- 4. TREASURER'S REPORT – WILL BE HANDED OUT AT THE MEETING**
- 5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2015-36 – AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR GENERAL LEGAL SERVICES**
- 9. RESOLUTION 2015-37 – AUTHORIZATION TO ADD ELAINE LA TOUR TO ALL NORTH BERGEN HOUSING AUTHORITY BANK ACCOUNTS AS A SIGNATORY**
- 10. RESOLUTION 2015-38 – AUTHORIZATION TO PAY LEGAL FEES FOR ESTER CORDERO**
- 11. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

BOARD OF COMMISSIONERS MEETING
AUGUST 20, 2015
AGENDA

- 1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETING LAW**
- 2. ROLL CALL**
- 3. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF JULY 16, 2015**
- 4. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 5. CLOSED ACCOUNTS**
- 6. COLLECTION LOSSES**
- 7. RESOLUTION 2015-39 – AUTHORIZATION TO OPEN PUBLIC HOUSING APPLICATION LIST FOR 2 TO 6 PERSON FAMILIES**
- 8. RESOLUTION 2015-40- AUTHORIZATION TO OPEN SECTION 8 CHOICE VOUCHER PROGRAM TO APPLICANTS WHO ARE INVOLUNTARILY DISPLACED, OR WHO ARE HOMELESS DUE TO NO-FAULT EVICTION OR OTHER ACCEPTABLE REASON, OR WHO ARE DISPLACED AS A RESULT OF THEIR BEING VICTIMS OF DOMESTIC VIOLENCE.**
- 9. RESOLUTION 2015-41- AUTHORIZATION TO ADOPT THE APPROVED BUDGET FOR F.Y.E. JUNE 30, 2016 – TO BE HANDED OUT AT THE MEETING**
- 10. RESOLUTION 2015-42-AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO SUBMIT FORM HUD 52648, SECTION 8 (SEMAP) TO H.U.D.**
- 11. RESOLUTION 2015-43-AUTHORIZATION TO ENTER INTO 5 YEAR CONTRACT WITH EXECUTIVE DIRECTOR GERALD SANZARI**
- 12. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING
SEPTEMBER 17, 2015
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, 2015**
- 4. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 5. CLOSED ACCOUNTS**
- 6. COLLECTION LOSSES**
- 7. RESOLUTION 2015-44 – AUTHORIZATION TO AWARD CONTRACT FOR THE ANNUAL INDEPENDENT PUBLIC AUDIT FOR JUNE 30, 2015**
- 8. RESOLUTION 2015-45 – AUTHORIZATION TO ADVERTISE PROFESSIONAL SERVICES DESK AUDIT**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING
OCTOBER 15, 2015
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, 2015**
- 4. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 5. CLOSED ACCOUNTS**
- 6. COLLECTION LOSSES**
- 7. RESOLUTION 2015-46 – AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO FOREGO THE BIDDING PROCESS AND EXERCISE THE OPTION TO RENEW THE EXISTING CONTRACT**
- 8. RESOLUTION 2015-47 – AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO ADVERTISE A REQUEST FOR PROPOSALS FOR PUBLIC RELATION CONSULTING SERVICES**
- 9. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING
NOVEMBER 19, 2015
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 15, 2015**
- 4. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 5. CLOSED ACCOUNTS**
- 6. COLLECTION LOSSES**
- 7. RESOLUTION 2015-48- AUTHORIZATION TO CLOSE SECTION 8 RENTAL ASSISTANCE PROGRAM**
- 8. RESOLUTION 2015-49- AUTHORIZATION TO ESTABLISH NEW FLAT RENTS**
- 9. RESOLUTION 2015-50- AUTHORIZATION TO AMEND THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO REFLECT ITS NEW FLAT RENT POLICY**
- 10. RESOLUTION 2015-51- AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD CONTRACT TO REYNWOOD COMMUNICATIONS SERVICING AND MAINTENANCE OF TELEPHONE SYSTEM**
- 11. RESOLUTION 2015-52- AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD CONTRACT TO RICHARD KEEFE TECHNICAL ASSISTANCE CONSULTANT**
- 12. RESOLUTION 2015-53- AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO AWARD CONTRACT TO VISION MEDIA MARKETING**
- 13. RESOLUTION 2015-54- AUTHORIZATION TO CLOSE THE PUBLIC HOUSING LOW INCOME APPLICANT LIST FOR TWO AND THREE BEDROOM APARTMENTS**
- 14. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**

**BOARD OF COMMISSIONERS MEETING
DECEMBER 17, 2015
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, 2015**
- 4. TREASURER'S REPORT**
- 5. DELINQUENT REPORT – WILL BE HANDED OUT AT THE MEETING**
- 6. CLOSED ACCOUNTS**
- 7. COLLECTION LOSSES**
- 8. RESOLUTION 2015-55 – AUTHORIZATION FROM THE BOARD OF COMMISSIONERS TO FOREGO THE BIDDING PROCESS AND EXERCISE THE OPTION TO RENEW THE EXISTING CONTRACT**
- 9. RESOLUTION 2015-56- AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR COMPUTER MAINTENANCE SERVICES**
- 10. RESOLUTION 2015-57- AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR RISK MANAGEMENT SERVICES**
- 11. RESOLUTION 2015-58- AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR TECHNICAL MANAGEMENT/CONSTRUCTION COORDINATION CONSULTATION SERVICES**
- 12. RESOLUTION 2015-59- AUTHORIZATION TO APPOINT GERALD J. SANZARI AS ITS FUND COMMISSIONER FOR FUND YEAR 2016**
- 13. RESOLUTION 2015-60- DISCUSS AND APPROVE THE 2016 BOARD OF COMMISSIONERS MEETING SCHEDULE**
- 14. RESOLUTION 2015-61- AUTHORIZATION TO GRANT EMPLOYEE PAY INCREASE**
- 15. RESOLUTION 2015-62- AUTHORIZATION TO AWARD ONE(1) YEAR CONTRACT FOR PROFESSIONAL CONSULTING SERVICES**
- 16. ANY SUCH BUSINESS AS MAY COME BEFORE THE BOARD**