MINUTES
Regular Meeting
September 28, 2026

The regular meeting of the Housing Authority of the Township of Brick was held on Monday, September 28, 2026, at 6:30pm at the David Fried Community Room

In the absence of the Chairman and Vice Chairman, Commissioner Russell was selected to serve as Acting Chair for the meeting and called the meeting to order at 6:30 p.m.

The meeting began with the reading of the Sunshine Law statement and a salute to the flag.

Upon Roll Call those present were:

Commissioner Egan	Commissioner Linkin
Commissioner Dunne	Commissioner Russell
Commissioner Oliver via zoom	

Also present were Jacob Naszimento, Executive Director, and Terry Brady, Board Attorney, Vice Chairman Dyer and Chairman Jampel were absent.

APPROVAL OF MINUTES

A motion to approve the open session minutes from the Board of Commissioners meeting held on August 24, 2026, was made by Commissioner Linkin, and seconded by Commissioner Egan. Upon roll call, Commissioners Linkin, Oliver, Egan, and Russell voted "Aye". Commissioner Dunne abstained.

EXECUTIVE DIRECTOR REPORT

Mr. Naszimento presented the Executive Director's Report to the Board and those present.

TREASURER'S REPORT

Commissioner Linkin read the treasurer's report for those in attendance. Motion to approve the Section 8 payment checks #32506 through #32540 and direct deposit #8239 through #8318, BHA operating payment checks #26540 through #26544, RAD Operating payment checks #3829 through #3866, Security Refund check #204, tenant Service payment checks #3249 through #3254 and BHCDC TD payment check #117 was made by Commissioner Linkin and seconded by Commissioner Egan. Upon roll call, Commissioners Linkin, Oliver, Egan and Russell, voted "Aye". Commissioner Dunne abstained.

OLD BUSINESS

Foster Youth to Independence (FYI) Program Update

Mr. Naszimento provided an update regarding the Foster Youth to Independence (FYI) Program. He reported that there are currently 12 active participants in the program, with 3 available openings. Of the active participants, 8 are fully housed and 4 are actively seeking housing. Two participants have withdrawn from the program. Mr. Naszimento will continue to apprise the Board of future developments and updates regarding the program.

Building and Grounds Committee Meeting Update

Commissioner Russell asked Mr. Naszimento to provide a brief overview of the discussion held during the Building and Grounds Committee Meeting. Mr. Naszimento reported that many of the topics discussed by the Committee had already been covered in his Executive Director's Report. These included ongoing concerns regarding smoking and the continued exploration of solutions to better accommodate non-smokers, including the potential addition of seating areas. Shopping cart issues were also discussed, and various solutions continue to be considered. Mr. Naszimento further reported that the legality of the no-trespassing signs was reviewed, and staff will continue working with the Authority's attorney regarding the required language and applicable codes. The snow plowing site plan was also discussed and outlined. Additionally, Mr. Naszimento informed the Board that the Authority's contracted exterminator had unexpectedly canceled its contract and advised that it was going out of business. As a result, an emergency contract was executed with a previous exterminator to ensure extermination services continue through the remainder of the contract period. Commissioner Russell thanked Mr. Naszimento for reiterating the topics discussed during the Building and Grounds Committee Meeting.

NEW BUSINESS

- Resolution #2026-18 Authorization to extend the current mortgage term which is expiring on November 30, 2026 for an additional 10 years under the terms outlined in the Provident Bank proposal attached to this resolution.

  Commissioner Russell reported that the Finance Committee met and discussed the upcoming mortgage interest rate reset and the proposed extension of the current mortgage term. She then asked Mr. Naszimento to provide additional information. Mr. Naszimento explained that the Finance Committee reviewed reserve balances, future capital improvement needs, investment earnings, and the potential impact of making a substantial principal reduction. After discussion, the Committee supported maintaining existing reserve balances, proceeding with the scheduled loan interest rate reset, and continuing the current financing structure. Commissioner Egan made a motion to approve Resolution 2026-18 authorizing the extension of the current mortgage term for an additional ten (10) years under the terms outlined in the Provident Bank proposal attached to the resolution. The motion was seconded by Commissioner Linkin. Upon roll call, all Commissioners voted "Aye."

PUBLIC INPUT

Commissioner Russell opened the floor for public input.

Ms. Darlene Ward-Gardner, a David Fried resident, thanked the Board for having the buildings power washed. She expressed concerns regarding holes in the vestibules that need repair and stated that she believes the vestibules should also be painted. Ms. Ward-Gardner also inquired about the installation of key fobs. Mr. Naszimento advised that he will discuss the vestibule repairs, painting, and key fob concerns with the maintenance department and the Building and Grounds Committee.

Ms. Alice Drake, a Forge Pond resident, thanked the Board and staff for addressing resident parking concerns at Forge Pond. She stated that since the parking letter was distributed, parking conditions have improved significantly and expressed her appreciation for the Authority's efforts in resolving the issue.

Ms. Malecia Cole, a Forge Pond resident said she was speaking on behalf of disabled residents at Forge Pond regarding the need for shopping carts and explained the reasons for their continued use. Commissioner Russell thanked Ms. Cole for her comments and advised that the Building and Grounds Committee is continuing to explore possible solutions. She also thanked residents for their input and patience as all matters are reviewed.

Adjournment:

There being no further business to be brought before the Commissioners, motion to adjourn was made by Commissioner Linkin and seconded by Commissioner Egan. Upon roll call, all Commissioners voted "Aye". The meeting was adjourned at 7:04PM.

Jacob C. Naszimento,
Executive Director/Secretary