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**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1621**

**DATE OF ADOPTION: FEBRUARY 11, 2021**

**SUBJECT: EXECUTIVE DIRECTOR TO CARRY OVER UNUSED VACATION TIME INTO 2021**

**THE FOLLOWING RESOLUTION** was presented by James Pekarofski, Chairperson, at a Regular Meeting held on February 11, 2021:

**WHEREAS**, the Executive Director was not able to take remaining vacation days for 2020 due to COVID response; and

**WHEREAS**, the Executive Director will use these vacation days early in 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Executive Director shall be allowed to carry over 5 days' vacation over her approved limit.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Thomas-Petit, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzalez  
Lesinski  
Pekarofski  
Ragan  
Thomas  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Simon

**THE CHAIRPERSON** thereupon declared Resolution No. 1621 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on February 11, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1622**

**DATE OF ADOPTION: MARCH 11, 2021**

**SUBJECT:** AUTHORIZING AN ADDITIONAL \$3,500 FOR TITLE RESEARCH TO JOSEPH A. GRABAS, CTP, NTP

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on March 11, 2021:

**WHEREAS**, Joseph A. Grabas, CTP, NTP of Wall New Jersey was hired as a Consultant and Expert in general matters related to land titles and land title research, etc. by the Rahway Housing Authority to perform the necessary title research in the Union County Clerk's Office to determine the heirs of Charles Naughton and Thomas Potter pertaining to a parcel of land on Capobianco Plaza; and

**WHEREAS**, Mr. Grabas has requested an additional amount of \$3,500 to continue this title research.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that because this is an extraordinary unspecifiable service and this research is necessary for the RHA to gain clear title to this property, the Executive Director is authorized to pay Mr. Grabas an additional \$3,500 for his services.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzalez  
Lesinski  
Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Ragan

**THE CHAIRPERSON** thereupon declared Resolution No. 1622 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on March 11, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

Resolution No. 1622

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1623**

**DATE OF ADOPTION: APRIL 8, 2021**

**SUBJECT: APPROVAL OF RAHWAY HOUSING AUTHORITY'S FY 2021  
CAPITAL FUND PROGRAM**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on April 8, 2021:

**WHEREAS**, HUD/Washington, DC has de-coupled the Capital Fund submission requirement from the PHA Plan Submission; and

**WHEREAS**, the EPIC System requires the Authority to submit its Capital Plan before the Start of its new Fiscal Year which in RHA's case is June 30<sup>th</sup> regardless of the known allocation from HUD and Congress; and

**WHEREAS**, HUD has published Housing Authority's allocations and RHA's is \$649,599. Their highest allocation for some 15 years; and

**WHEREAS**, unlike years passed, this is a final allocation rather than an estimate which was used in the past as a place holder.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Rahway Housing Authority approves the Capital Fund Program as attached in the amount of \$649,599.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Thomas, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

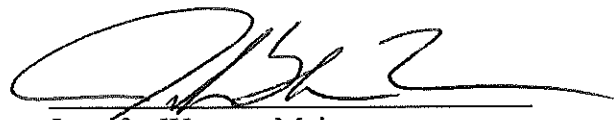
**ABSTAIN**

**ABSENT**

Gonzalez  
Lesinski  
Ragan

**THE CHAIRPERSON** thereupon declared Resolution No. 1623 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on April 8, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1624**

**DATE OF ADOPTION: APRIL 8, 2021**

**SUBJECT: RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR & ANNUAL PLAN**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on April 8, 2021:

**WHEREAS**, the Executive Director of the Housing Authority of the City of Rahway (the "Authority") has prepared an agency plan for the Authority, in accordance with regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, the Authority's 5-Year Plan consists of a 5-Year Plan, the 2021 Capital Fund Grant and Capital Fund Program 5-Year Action Plan, and various certifications, hereinafter collectively referred to as the "2021 Agency Submittals"; and

**WHEREAS**, the Executive Director has submitted the same for review to the Authority's Board of Commissioners in the form annexed hereto; and

**WHEREAS**, in accordance with the New Jersey Open Public Meetings Act and HUD requirements, the Authority publicly advertised a Public Hearing in the Star Ledger on February 3, 2021 and conducted said Public Hearing on February 11, 2021 for the purpose of discussing the 2021 Annual CFP, the 2021 5-Year Plan as well as other 2021 Agency Submittals.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that they adopt the Authority's 5-Year Plan, the 2021 Annual CFP and 2021 Agency Submittals, in the form annexed hereto, subject to HUD review and approval; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized and directed to forward the same to HUD no later than April 15, 2021 for review and approval.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Thomas, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

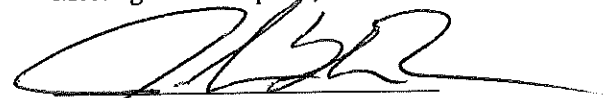
**ABSTAIN**

**ABSENT**

Gonzalez  
Lesinski  
Ragan

**THE CHAIRPERSON** thereupon declared Resolution No. 1624 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted at a Regular Meeting held on April 8, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1625**

**DATE OF ADOPTION: APRIL 8, 2021**

**SUBJECT: BOARD OF COMMISSIONERS CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSIONS**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on April 8, 2021:

**WHEREAS**, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. 2000e et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

**WHEREAS**, the members of the Board of Commissioners have familiarized themselves with the contents of the above referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Rahway Housing Authority hereby states that it has complied with N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183, by certifying that the Rahway Housing Authority's hiring practices comply with the above referenced enforcement guidance and hereby directs the Executive Director to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

**COMMISSIONER Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Thomas**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

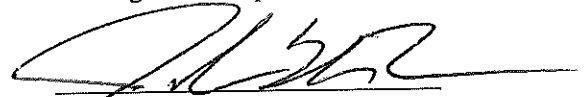
**ABSTAIN**

**ABSENT**

Gonzalez  
Lesinski  
Ragan

**THE CHAIRPERSON** thereupon declared Resolution No. 1625 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted at a Regular Meeting held on April 8, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap



**GOVERNING BODY CERTIFICATION PURSUANT TO P.L. 2017, C.183 OF COMPLIANCE  
WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S  
"Enforcement Guidance on the Consideration of Arrest and Conviction Records in  
Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

**GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES  
NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF *Union*

We, members of the governing body of the *Housing Authority of the City of Rahway* being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the *Housing Authority of the City of Rahway* in the county of *Union*;
2. Pursuant to P.L. 2017, c.183, we have familiarized ourselves with the contents of the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012);
3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

(L.S.) <u><i>Jana A. Puffri</i></u>	(L.S.) <u><i>[Signature]</i></u>
(L.S.) <u><i>[Signature]</i></u>	(L.S.) _____
(L.S.) <u><i>Robert M. Simon</i></u>	(L.S.) _____
(L.S.) <u><i>[Signature]</i></u>	(L.S.) <u><i>[Signature]</i></u>
(L.S.) <u><i>[Signature]</i></u>	(L.S.) _____

Sworn to and subscribed before me this *8th* day of *April*, 2021  
Notary Public of New Jersey

KELLI ALLEN-PERRINE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 03, 2025

*[Signature]*  
Notary Signature

-----  
The Executive Director shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be executed before a municipality or county can submit its approved budget to the Division of Local Government Services. The executed certificate and the adopted resolution must be kept on file and available for inspection.

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1626**

**DATE OF ADOPTION: APRIL 8, 2021**

**SUBJECT: AUTHORIZING MAXIMUM NOT TO EXCEED \$6,000 FOR LIMITED SCOPE HOUSING DEVELOPMENT AND FINANCIAL CONSULTING TO METRO**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on April 8, 2021:

**WHEREAS**, the Rahway Housing Authority requires strategic planning assistance and assistance in analyzing the financial feasibility of redeveloping Glendenning Homes and senior affordable housing on Agape parking lot.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that because this is an extraordinary unspecifiable service and this research is necessary, the Executive Director is authorized to retain Metro.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Thomas, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Lesinski  
Ragan

THE CHAIRPERSON thereupon declared Resolution No. 1626 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on April 8, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1627**

**DATE OF ADOPTION: MAY 13, 2021**

**SUBJECT: RESOLUTION ADOPTING PERSONNEL POLICIES AND PROCEDURES**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on May 13, 2021:

**WHEREAS**, it is the policy of the Housing Authority of the City of Rahway to treat employees and prospective employees in a manner consistent with all applicable employment laws and regulations including, but not limited to Title VII of the Civil Rights Act of 1964, as amended by the Equal Opportunity Act, the Fair Labor Standards Act, the New Jersey Law Against Discrimination, the Americans with the Public Employee Occupational Safety and Health Act, (the New Jersey Civil Service Act), (the New Jersey Attorney General's guidelines with respect to Police Department personnel matters), the New Jersey Workers Compensation Act, the Federal Consolidated Omnibus Budget Reconciliation Act (COBRA) and the Open Public Meeting Act; and

**WHEREAS**, the Housing Authority of the City of Rahway has determined that there is a need for personnel policies and procedures to ensure that employees and prospective employees are treated in a manner consistent with these laws and regulations.

**NOW, THEREFORE, BE IT RESOLVED**, by the Housing Authority of the City of Rahway that the Personnel Policies and Procedures Manual attached hereto is hereby adopted.

**BE IT FURTHER RESOLVED** that these personnel policies and procedures shall apply to all Housing Authority of the City of Rahway officials, appointees, employees, volunteers and independent contractors. In the event there is a conflict between these rules and any collective bargaining agreement, personnel services contract or Federal or State law, the terms and conditions of that contract or law shall prevail. In all other cases, these policies and procedures shall prevail.

**BE IT FURTHER RESOLVED** that this manual is intended to provide guidelines covering public service by the Housing Authority of the City of Rahway employees and is not a contract. The provisions of this manual may be amended and supplemented from time to time without notice and at the sole discretion of the Housing Authority of the City of Rahway.

**BE IT FURTHER RESOLVED** that to the maximum extent permitted by law, employment practices for the Housing Authority of the City of Rahway shall operate under the legal doctrine known as "employment will".

**BE IT FURTHER RESOLVED** that the Executive Director and all manager/supervisory personnel are responsible for these employee practices. The Executive Director and the General Counsel shall assist the Housing Authority of the City of Rahway in the implementation of the policies and procedures of this manual.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Lesinski			Gonzalez
Pekarofski			
Ragan			
Simon			
Thomas			
Thomas-Petit			

**THE CHAIRPERSON** thereupon declared Resolution No. 1627 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on May 13, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1628**

**DATE OF ADOPTION: MAY 13, 2021**

**SUBJECT:** AUTHORIZATION TO ENTER INTO A PROFESSIONAL  
CONTRACT WITH MANAGEMENT COMPUTER SERVICES INC. –  
PHA-WEB SOFTWARE

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier,  
Executive Director/Secretary, at a regular meeting held on May 13, 2021:

**WHEREAS**, the Rahway Housing Authority wishes to change their Public  
Housing Software; and

**WHEREAS**, Management Computer Services, Inc. (“MCS”) is the owner of the  
Public Housing Software known as PHA-Web Software (“Software”); and

**WHEREAS**, Rahway Housing Authority wishes to obtain said Software licenses  
for its own use, and MCS is willing to provide such software at an annual fee of \$6,900;  
and

**WHEREAS**, Rahway Housing Authority wishes to purchase certain software  
maintenance, training and support services from MCS, and MCS is willing to provide  
such services; and

**WHEREAS**, the following services will be provided for a one-time fee of  
\$11,400:

Database Setup	\$ 500
Data Conversion	\$ 2,500
Training and Implementation	<u>\$ 8,400</u>
	\$11,400

**NOW, THEREFORE, BE IT RESOLVED** that the Rahway Housing Authority  
Board of Commissioners authorizes the Executive Director to enter into a Professional  
Contract with Management Computer Services, Inc. for the purchase of Public Housing  
Software known as PHA-Web Software for a one-time fee of \$11,400 and thereafter an  
annual fee of \$6,900.

**COMMISSIONER** Ragan made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Thomas-Petit, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon  
Thomas  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez

**THE CHAIRPERSON** thereupon declared Resolution No. 1628 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on May 13, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1629**

**DATE OF ADOPTION: MARCH 13, 2021**

**SUBJECT: APPROVAL TO ISSUE REQUEST FOR QUALIFICATIONS OF REDEVELOPMENT PARTNERS FOR THE FAMILY SITE**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on March 13, 2021:

**WHEREAS**, The Rahway Housing Authority, in Rahway NJ, has determined a need to issue a Request for Qualifications of Development Partners for the Redevelopment of Glendenning Homes (Project NJ32-1), Ruby Scott Gardens (Project NJ32-6), and JFK Apartments (Project NJ32-2A), here in after referred to as "The Family Site"; and

**WHEREAS**, the focus of this RFQ is The Family Site. The Family Site contains 17 garden style buildings, that include 112 multifamily townhouse dwelling units and 1 community room, on approximately 7.5 acres, located at the corner of Capobianco Plaza and Leesville Avenue. There is an additional community center with community spaces and offices. RHA is seeking a development partner to assist RHA in redeveloping and repositioning The Family Site through the tools made available by the U.S. Department of Housing and Urban Development (HUD) and the State of New Jersey; and

**WHEREAS**, the application deadline is July 30, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the issuance of a Request for Qualifications.

**COMMISSIONER Lesinski** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Simon**, and on a roll call vote the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Lesinski			Gonzalez
Pekarofski			
Ragan			
Simon			
Thomas			
Thomas-Petit			

**THE CHAIRPERSON** thereupon declared that Resolution No. 1629 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted March 12, 2021

  
Jennifer Wenson Maier  
Executive Director/Secretary

Kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1630**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: APPROVING OPERATING BUDGET CALCULATION (STATE OF NEW JERSEY)**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 10, 2021:

**WHEREAS**, the Annual Budget and Capital Budget for the Rahway Housing Authority for the fiscal year beginning July 1, 2021 and ending June 30, 2022 has been presented before the Members of the Rahway Housing Authority at its open public meeting of June 10, 2021; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of \$5,288,432, total Appropriations, including any Accumulated Deficit if any, of \$5,182,636 and Total Unrestricted Net Position utilized of \$-0-; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of \$649,599 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$-0-; and

**WHEREAS**, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS**, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Members of the Rahway Housing Authority, at an open public meeting held on June 10, 2021 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 1, 2021 and ending June 30, 2022 is hereby approved; and



**BE IT FURTHER RESOLVED**, that the anticipated revenues and reserves as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the Rahway Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on or about September 9, 2021.

**COMMISSIONER** Ragan made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1630 adopted.

I certify that the foregoing is a true copy of a Resolution of the Rahway Housing Authority adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1631**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR  
ACCOUNTING SERVICES FOR THE 2022 FISCAL YEAR**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/  
Secretary at a Regular Meeting held on June 10, 2021:

**WHEREAS**, in order to comply with the professional procurement requirements of 24  
CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in The Star Ledger on  
May 10, 2021 (the "Notice") advising Accountants they could request detailed requests for  
proposals (the "RFP") to provide accounting services to the Authority; and

**WHEREAS**, the following sources notified of the RFP through the Notice and which  
requested an RFP, were furnished the RFP:

**FIRM**

**David Ciarrocca, C.P.A.  
Seven Outsource  
Deltak, Inc.**

; and

**WHEREAS**, the one (1) proposal in response to the RFP was opened at 3:00 PM,  
May 25, 2021 by the Executive Director and Housing Specialist, and was rated by the Executive  
Director in accordance with the evaluation system contained in the RFP, with the following  
proposal receiving the following score out of a maximum possible 100 points:

**FIRM**

**David Ciarrocca, C.P.A.**

**RATING**

**100**

; and

**WHEREAS**, the Commissioners of the Housing Authority of the City of Rahway have  
discussed the qualifications of the firm which submitted a proposal and it is the conclusion of the  
Commissioners of the Authority that, based upon the proposal submitted by David Ciarrocca,  
C.P.A. (the "Accountant") the selection of David Ciarrocca, C.P.A. to be the Authority's  
Accountant is in the best interest of the Authority; and

**NOW, THEREFORE, BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute a contract providing for the hiring of David Ciarrocca, C.P.A. to serve as the Authority's 2022 Fiscal Year Accountant at a fee of \$28,200.00; and

**BE IT FURTHER RESOLVED**, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Local Public Contracts Law, was procured fulfilling all requirements under New Jersey "Pay to Play" rules & regulations.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

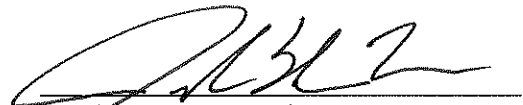
**ABSENT**

**ABSTAIN**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1631 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1632**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: AWARD CONTRACT TO POLCARI & CO. FOR THE AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR ENDING JUNE 30, 2021**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 10, 2021.

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority") needs the services of an auditor to act as the Authority's auditor of its 2021 Fiscal Year books and records, which commenced July 1, 2020 and shall terminate on June 30, 2021; and

**WHEREAS**, in order to comply with the professional procurement requirements of 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in The Star Ledger May 10, 2021 (the "Notice") advising auditors they could request detailed Requests for Proposals (the "RFP") to provide auditing services to the Authority; and

**WHEREAS**, the following sources, notified of the RFP through the notice, were furnished the RFP:

**FIRM**

**Novogradac and Co. LLP  
Seven Outsource  
Polcari & Co.**

; and

**WHEREAS**, the two (2) proposals received in response to the RFP were opened at 3:00 PM on May 25, 2021 by the Executive Director and Housing Specialist, and was rated by the Executive Director in accordance with the evaluation system contained in the RFP, with the following proposal receiving the following score out of a maximum possible 100 points:

**FIRM**

**RATING**

**Polcari & Co.**

**100**

**WHEREAS**, the Commissioners of the Housing Authority of the City of Rahway have discussed the qualifications of the firms that submitted a proposal and it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by Polcari & Co. (the "Auditor") the selection of Polcari & Co. to be the Authority's Auditor is in the best interest of the Authority; and

**NOW, THEREFORE, BE IT RESOLVED**, that the appropriate officers of the Authority are authorized and directed to execute a contract providing for the hiring of Polcari & Co. to perform the Audit for the Authority's 2021 Fiscal Year at a fee of \$11,000.00; and

**BE IT FURTHER RESOLVED**, that this contract has been awarded under the competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Local Public Contracts Law, was procured fulfilling all requirements under New Jersey "Pay to Play" rules & regulations.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1632 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1633**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: WRITE-OFF ACCOUNTS RECEIVABLE FOR PRIOR TENANTS WHO CEASED TENANCY WITH AMOUNTS STILL DUE**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 10, 2021:

**WHEREAS**, the HUD Financial Management Handbook No. 7475.1 stipulates that all tenant write-offs must be done through Board Resolution; and

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority") desires to write-off tenant accounts receivable at this time; and

**WHEREAS**, the following is a list of prior tenants of the Authority's Public Housing Projects who ceased tenancy with amounts still due the Authority:

<b>TENANT NAME</b>	<b>AMOUNT</b>
Kenneth Mayers	\$354.49
James Blackshear (Deceased)	\$582.56
Jannie Myers	\$511.58
Willie Davis (Deceased)	\$679.24

(2020 Write-Off was \$2,047.87)

; and

**WHEREAS**, the balances for the vacated tenants marked with an asterisk (\*) will be turned over to TSI Collections; and

**WHEREAS**, the writing-off of a tenant accounts receivable does not relieve the prior tenant of any liability due to the Authority and the sole purpose of the write-offs is to comply with the HUD Handbook No. 7475.1; and

**WHEREAS**, the majority of the money owed has either been un-reported family income uncovered by the staff or the non-payment of rent during a pending court action initiated by the Authority.

**NOW, THEREFORE, BE IT RESOLVED** that for purposes of HUD compliance the aforementioned amounts totaling \$2,127.87 are hereby written off as uncollectible debts.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

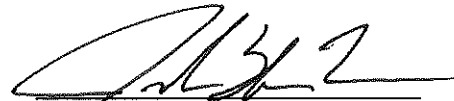
**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1633 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1634**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT:** AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD COMMENCING JULY 1, 2021 AND TERMINATING JUNE 30, 2022

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 10, 2021:

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority") needs the services of an Attorney or Law firm to act as the Authority's General Counsel for a 12 month period commencing July 1, 2021 and terminating June 30, 2022; and

**WHEREAS**, General Counsel will not be responsible for the Authority's legal matters when it pertains to Tenancy Court nor provide legal services for bad debt collection resulting from Tenancy matters; and

**WHEREAS**, in order to comply with the professional procurement requirements at 24 CFR 85.36 and HUD's PIH Notice 90-47, the Authority published a notice in the Star Ledger on May 10, 2021 (the "Notice"), advising Attorneys and Law Firms that they could request detailed requests for proposals (the "RFP") to provide legal services to the Authority; and

**WHEREAS**, the following sources, notified of the RFP through the Notice and which requested an RFP were furnished the RFP:

**FIRM**

Edward Testino, Attorney At Law of Matawan, New Jersey  
Manfredi & Pellechio  
Seven Outsource  
Post Polak

; and

**WHEREAS**, the one (1) proposal in response to the RFP was opened at 3:00 PM, May 25, 2021 by the Executive Director and Housing Specialist and was ranked by the Authority's Executive Director in accordance with the evaluation system contained in the RFP, with the following proposal receiving the following score out of a maximum possible 100 points:

**FIRM**

**RATING**

Edward Testino, Attorney at Law

100

; and



**WHEREAS**, in reliance on the rating and recommendation of the Executive Director, it is the conclusion that based on the proposal submitted by Edward Testino, Attorney At Law the selection of Edward Testino, Attorney At Law to provide Legal Services is in the best interest of the Housing Authority; and

**WHEREAS**, under Federal and State Procurement Laws especially with Professional Services the Authority has the right to negotiate an agreement with one respondent.

**NOW, THEREFORE, BE IT RESOLVED** that the appropriate Officers of the Authority are authorized and directed to execute a contract providing for the hiring of Edward Testino, Attorney At Law to serve as the Authority's General Legal Counsel for a 12 month period commencing July 1, 2021 and terminating June 30, 2022 at a fee of \$20,700.00.

**BE IT FURTHER RESOLVED**, that this contract has been awarded under the competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Public Contracts Law, was procured fulfilling all requirements under New Jersey "Pay to Play" rules & regulations.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Ragan, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**


**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1634 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1635**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2021 TO JUNE 30, 2022**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 10, 2021:

**WHEREAS**, the regulation deadline for introduction of the Authority's Annual Budget beginning July 1, 2021 is two months prior to the beginning of the Authority's fiscal year; and

**WHEREAS**, the Authority's budget projection is substantially affected by Congressional Appropriations; and

**WHEREAS**, changes and Congressional Appropriation and national agendas impeded the analysis of revenue thereby delaying introduction of the Annual Budget; and

**WHEREAS**, said Annual Budget was ready in June and so submitted.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Rahway Housing Authority authorizes its late Annual Budget submission as of June 10, 2021.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Ragan, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1635 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on June 10, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1636**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: RESOLUTION RATIFYING THE REVISION OF THE PERSONNEL POLICY**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary, at a Regular Meeting held on June 10, 2021:

**WHEREAS**, according to MEL/NJPHA JIF, our insurance company, we did not include a section entitled "Employment References" in our Personnel Policy; and

**WHEREAS**, the specific revision has been added and is listed on the cover sheet of the personnel policy and will be distributed to each employee after gaining the Board's approval.

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that it hereby adopts this Revised Personnel Policy to be its Personnel Policy effective immediately; and

**BE IT FURTHER RESOLVED**, that the Authority's chairperson and Executive Director are hereby authorized to forward a copy of the Revised Personnel Policy to our insurance carrier New Jersey Public Housing Authority Joint Insurance Fund, if deemed necessary.

**BE IT FURTHER RESOLVED**, that the Authority's Chairperson and Executive Director shall update this policy in accordance with changes of law and/or resolutions of the Authority as the need arise.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Ragan, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1636 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1637**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: APPROVAL TO SUBMIT EMERGENCY SAFETY AND SECURITY GRANT (ESSG) GRANT APPLICATION TO HUD**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on June 10, 2021:

**WHEREAS**, HUD has made the ESSG funding application available to Public Housing Authorities; and

**WHEREAS**, RHA has a need for ESSG funds for:

• Security System Switch Upgrade Glendenning Homes	\$28,842
• License Plate Recognition Camera Glendenning Homes	\$12,810
• Security Fencing: JFK Apartments \$48,510, Clifford Case Senior Apts. \$29,000 =	\$77,510
• Security Lighting Systems – Wall Packs JFK Apartments	\$2,616
• Security Entry Doors – Clifford Case Apartments \$16,490, Walter Schaffhauser Apartments \$9,619 + \$23,890 =	\$49,999
• Security Entry Doors JFK Apartments Qty. 22-2 <sup>nd</sup> Floor Doors, Frames and Hardware	\$31,174
• Security Intercom Entry System Schaffhauser Apartments \$25,000, Case Apartments \$25,000 =	<u>\$50,000</u>
<b>Total</b>	<b>\$249,951</b>

; and

**WHEREAS**, the Application deadline is June 1, 2021.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the submission of the Emergency Safety and Security Grant (ESSG) application to HUD.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

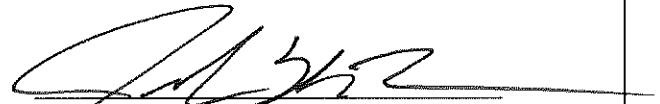
**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared that Resolution No. 1637 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted June 10, 2021



Jennifer Wenson Maier

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1638**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: SALARY INCREASES**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 10, 2020:

**WHEREAS**, the Rahway Housing Authority normally reviews staff salaries with the Board in June for July 1 potential cost of living/merit increases; and

**WHEREAS**, the Rahway Housing Authority Executive Director requested the following salary increases effective July 1, 2020:

- 2% cost of living increase for all employees based on 2020 salary with the exception of the Executive Director.
- \$2,000 increase for Kelli Allen-Perrine.
- \$2,000 increase for Shawn Colvin.
- Michael Ward increase from \$11.22/hr. to \$14.00/hr.
- \$2,000 increase for Leif Erickson with a review in June 2022 for an additional \$2,000 increase July 1, 2022.

**WHEREAS**, the Executive Director terminated consultant Kenneth Pushko on December 31, 2020, resulting in a savings to the RHA of \$10,000; and

**WHEREAS**, the Executive Director requests a contractual salary increase of \$10,000 commencing on September 20, 2021, her two year anniversary; and

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the forgoing whereas clauses are found to be appropriate and approved and it is **FURTHER RESOLVED** that the salary increases shall be implemented as listed above.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

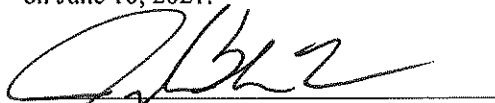
**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1638 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1639**

**DATE OF ADOPTION: JUNE 10, 2021**

**SUBJECT: APPROVING 5 YEAR CONTRACT OF EMPLOYMENT FOR THE EXECUTIVE DIRECTOR**

**THE FOLLOWING RESOLUTION** was presented by James Pekarofski, Chairperson, at a Regular Meeting held on June 10, 2020:

**WHEREAS**, Jennifer Wenson Maier, the Executive Director of the Rahway Housing Authority has held said position since September 16, 2019; and

**WHEREAS**, in the event the term expires, the Executive Director shall continue employment until such time as the employment is terminated in accordance with the provision of this Contract; and

**WHEREAS**, the Authority shall conduct an annual evaluation of the Executive Director and may provide a merit increase in accordance with said evaluation; and

**WHEREAS**, as additional compensation, the Executive Director may receive a performance bonus for each year of this Contract, in such amounts and payable at such time, as may be declared by the Commissioners of the Authority.

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Executive Director is hereby granted a 5 Year Contract of Employment.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1639 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on June 10, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1640**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT: APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2020**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on September 9, 2021:

**WHEREAS**, the annual audit report for the fiscal year ending June 30, 2020 has been completed and filed with the New Jersey Department of Community Affairs, pursuant to N.J.S.A. 40A:5A-15; and

**WHEREAS**, the governing body of each authority, within 45 days of receipt of the annual audit, shall certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "Schedule of findings and Questioned Costs", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

**WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "Schedule of Findings and Questioned Costs".

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby certifies to the Local Finance Board of the State of New Jersey that each commissioner has personally reviewed the annual audit report for the fiscal year ending June 30, 2020 and specifically had reviewed the sections of the audit report entitled "Schedule of Findings and Questioned Costs", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

**BE IT FURTHER RESOLVED**, that the Executive Director of the Authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

**COMMISSIONER** Gonzalez made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzales  
Lesinski  
Pekarofski  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Ragan  
Simon  
Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1640 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted September 9, 2021



Jennifer Wenson Maier  
Executive Director

kap



**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1641**

**DATE OF ADOPTION: September 9, 2021**

**SUBJECT: ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR JULY 1, 2021  
TO JUNE 30, 2022**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 9, 2021:

**WHEREAS**, the Annual Budget and Capital Budget/Program for the Rahway Housing Authority for the fiscal year beginning July 1, 2021 and ending, June 30, 2022 has been presented for adoption before the governing body of the Rahway Housing Authority at its open public meeting of September 2, 2021: and

**WHEREAS**, the Annual Budget and Capital budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the division of Local Government Services; and

**WHEREAS**, the Annual Budget as presented for adoption reflects Total Revenues of \$5,288,432, Total Appropriations, including any Accumulated Deficit, if any, of \$5,182,636 and Total Unrestricted Net Position utilized of \$-0-; and

**WHEREAS**, the Capital budget as presented for adoption reflects Total Capital Appropriations of \$649,599 and total Unrestricted Net Position planned to be utilized of \$-0-; and

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Rahway Housing Authority, at an open public meeting held on September 2, 2021 that the Annual Budget and Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 1, 2021 and ending June 30, 2022 is hereby adopted and shall constitute appropriations for the purposes stated; and

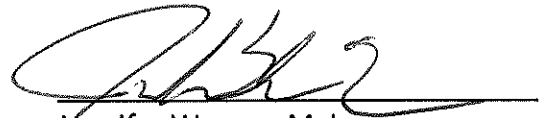
**BE IT FURTHER RESOLVED** that the annual Budget and capital budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government services.

**COMMISSIONER** Lesinski made a motion to adopt the above Resolution, which was seconded by **COMMISSIONER** Gonzalez, and on a roll call vote the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gonzales			Ragan
Lesinski			Simon
Pekarofski			Thomas
Thomas-Petit			

**THE CHAIRPERSON** thereupon declared Resolution No. 1641 adopted.

I certify that the foregoing is a true copy of a Resolution of the Housing Authority of the City of Rahway adopted on September 9, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1642**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT: SUBMISSION OF SEMAP CERTIFICATION TO HUD**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 9, 2021:

**WHEREAS**, the Housing Authority of the City of Rahway (the "Authority") administers a Section 8 Housing Choice Voucher program (the "Section 8 Program"), in accordance with regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, 24 CFR 985.101 and PIH Notice 98-50 require the Authority, as Section 8 administrator, to submit to HUD an annual Section 8 Management Assessment Program (SEMAP) Certification within 60 days after the end of its fiscal year, in the form annexed hereto; and

**WHEREAS**, the Authority's fiscal year ended on June 30, 2021 and the 60 days therefrom is due prior to August 31, 2021; and

**WHEREAS**, the information contained in the submission of the SEMAP certification concerns the performance of the Authority and provides assurance that there is no evidence of seriously deficient performance; and

**WHEREAS**, HUD uses the information and other data to assess the Authority management capabilities and deficiencies and to assign an overall performance rating to the Authority.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that the Authority hereby approves the submission of the SEMAP certification which was submitted to HUD prior to the deadline of August 31, 2021.

**COMMISSIONER** Gonzalez made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzales  
Lesinski  
Pekarofski  
Thomas-Petit

**NAYS**


**ABSENT**

**ABSTAIN**

Ragan  
Simon  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1642 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on September 9, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

Kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1643**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT:** REVISION FROM THE 2021 FAIR MARKET RENT (FMR) TO THE 2022 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2021

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 9, 2021:

**WHEREAS**, the Rahway Housing Authority (hereinafter the "Authority") operates a Section 8 Housing Choice Voucher Program hereinafter (the "Voucher Program"), in accordance with regulations promulgated by the United States Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, HUD requires that the Authority adopt payment standards for the Section 8 Program; and

**WHEREAS**, the Authority has determined to replace the current 2021 fair market rents with the 2022 fair market rents at the 40<sup>th</sup> percentile as this applies to the City of Rahway; and

**WHEREAS**, HUD has provided "Hypothetical" small area FMR's as opposed to the current FMR's for all of Essex and Union Counties. These "Hypothetical" small area FMR's isolate rents just in Rahway and confirm our long standing view that rents in Rahway statistically are higher than the average FMR's developed using all of Essex and Union County statistics; and

**WHEREAS**, these "Hypothetical" small area FMR's have been taken into consideration to develop RHA's proposed Payment Standards; and

**WHEREAS**, HUD has implemented Budget subsidies as opposed to Unit Based costs requiring Housing Authorities nationwide to absorb possible expenditure overages; and

**WHEREAS**, in light of this year's new FMR's and while keeping in mind budgeting restraints, the following payment standards (including utilities) are proposed:

	<b>HUD 2021 FMR</b>	<b>Small Area 07065 FMR</b>	<b>HUD 2022 FMR</b>		<b>RHA 2021 Payment Standard</b>	<b>RHA Proposed 2022 Payment Standard</b>	<b>Percent Above 2021 HUD SMALL AREA FMR</b>
Studio	1129	1180	1017		1000	1017	.86%
1 Bedroom	1358	1420	1223		1440	1450	1.02%
2 Bedroom	1643	1710	1479		1700	1710	0%
3 Bedroom	2096	2180	1887		2150	2180	0%
4 Bedroom	2498	2610	2249		2500	2610	0%

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Authority hereby replaces its 2021 Payment Standards with new Payment Standards for 2022 for RHA's Section 8 Program effective October 1, 2021. Historically, HUD FMR's for Union/Essex County are lower than Rahway's actual rents for 1, 2 & 3 bedroom units, thus the percentage above HUD FMR's.

**COMMISSIONER** Thomas-Petit made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Gonzalez, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzales  
Lesinski  
Pekarofski  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Ragan  
Simon  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1643 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on September 9, 2021.



Jennifer Wenson Maier  
Secretary/Executive Director

Kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1644**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT: RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 9, 2021:

**WHEREAS**, the State of New Jersey is requesting that the Rahway Housing Authority appoint a P.A.C.O.; and

**WHEREAS**, the P.A.C.O. will be the point of contact for all matters concerning implementation and administration of the legal requirements of the Equal Employment Opportunity Monitoring Program; and

**WHEREAS**, RHA has been asked to appoint a P.A.C.O. as a general requirement pursuant to N.J.A.C. 17:27-3.2; and

**NOW, THEREFORE, BE IT RESOLVED** that Jennifer Wenson Maier, Executive Director of the Rahway Housing Authority, be appointed the Public Agency P.A.C.O.

**COMMISSIONER** Thomas-Petit made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzales  
Lesinski  
Pekarofski  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Ragan  
Simon  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1644 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on September 9, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1645**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT:** THREE YEAR NATURAL GAS CONTRACT WITH SUPPLIER  
WOODRUFF ENERGY, JANUARY 2022 – DECEMBER 2024

**THE FOLLOWING RESOLUTION** was written by Jennifer Wenson Maier, Executive Director/Secretary and submitted at a Regular Meeting held on September 9, 2021:

**WHEREAS**, the Rahway Housing Authority purchases a significant amount of natural gas each month to supply our tenants with heat and cooking; and

**WHEREAS**, utility costs are a significant expense since the natural gas is used in 274 units; and

**WHEREAS**, Rahway Housing Authority is in the Elizabethtown Gas area who charges (low usage during non-heating months) \$6.34/Dekatherm ; and

**WHEREAS**, New Jersey's BPU floor for regulated utility companies in low usage months is \$6.34; and

**WHEREAS**, natural gas prices to the consumer (buyer) can fluctuate with the market and does so by month and by season; and

**WHEREAS**, during Hurricanes which affect major natural gas producing areas in the United States have increased prices as much as three fold when the supply chain is disrupted; and

**WHEREAS**, natural gas in New Jersey is deregulated meaning a buyer of natural gas (RHA buys natural gas) can obtain it's supply other than the approved BPU service company for the area (in our case Elizabethtown Gas); and

**WHEREAS**, Procurement Laws allow public entities to sign contracts for service/supplies if the control price is 10% or more below current market prices; and

**WHEREAS**, Woodruff Energy, a recognized supplier of natural gas in New Jersey by BPU offers a fixed price to supply natural gas for \$5.46 a Dekatherm for three years; and

**WHEREAS**, this fixed price is significant since the longer a contract period is, generally the higher the pricing due to the risk and the fixed price of \$5.46/Dekatherm is fixed for the entire three year period, January 2022 – December 2024.

**NOW, THEREFORE, BE IT RESOLVED** that the Commissioners of the Rahway Housing Authority acknowledge a three year natural gas contract with a State approved supplier at a fixed cost of \$5.46/Dekatherm for the entire three year period.

**COMMISSIONER** Gonzalez made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzalez  
Lesinski  
Pekarofski  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Ragan  
Simon  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1645 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on September 9, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

kap



**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1646**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT: RATE REDUCTION INCENTIVE (RRI) FOR 2022 BUDGET  
SUBMISSION**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 9, 2021:

**WHEREAS**, Facility Strategies Group, LLC, the Consultant, will assist the Rahway Housing Authority, the Client, to calculate and prepare its utility rate incentive for natural gas for the 2022 budget submission; and

**WHEREAS**, the Consultant will collect utility information, calculate actual and prevailing utility rates and provide all necessary calculations for the submittal; and

**WHEREAS**, Analysis of Rate Reduction Incentive amount is due to HUD no later than 9/30/2021; and

**WHEREAS**, work will begin on this task August 11, 2021 to December 31, 2021 at a fixed price to complete the scope of work of \$2,950 due upon completion.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Rahway Housing Authority that Facility Strategies Group, LLC is hereby contracted to perform the above scope of work.

**COMMISSIONER** Gonzalez made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzales  
Lesinski  
Pekarofski  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Ragan  
Simon  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1646 adopted.

I certify that the foregoing is a true copy of a Resolution of the Rahway Housing Authority adopted on September 9, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1648**

**DATE OF ADOPTION: SEPTEMBER 9, 2021**

**SUBJECT: AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO EXECUTE THE "CONSENT TO ASSIGNMENT OF HAP CONTRACT AS SECURITY" AND "ASSIGNMENT AND ASSUMPTION AGREEMENT HOUSING ASSISTANCE PAYMENTS CONTRACT (PROJECT BASED VOUCHER PROGRAM) WITH ELIZABETH TOWERS TG URBAN RENEWAL, LLC"**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 9, 2021:

**WHEREAS**, Elizabeth towers TG Urban Renewal, LLC and MMH II, LLC have entered into a purchase and sale contract; and

**WHEREAS**, Rahway Housing Authority manages 19 units in the multifamily apartment property known as Elizabeth towers; and

**WHEREAS**, Rahway Housing Authority will continue to manage said units after the sale; and

**WHEREAS**, Elizabeth Towers (a/k/a Elizabeth Senior Citizens) has presented the above mentioned documents to the Rahway Housing Authority to be executed.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Rahway Housing Authority that Jennifer Wenson Maier, Executive Director of the Rahway Housing Authority is authorized to sign said documents.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Thomas-Petit and on a roll call vote the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gonzales			Ragan
Lesinski			Simon
Pekarofski			Thomas
Thomas-Petit			

**THE CHAIRPERSON** thereupon declared Resolution No. 1648 adopted.

I certify that the foregoing is a true copy of a Resolution of the Rahway Housing Authority adopted on September 9, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1649**

**DATE OF ADOPTION: OCTOBER 14, 2021**

**SUBJECT: RESOLUTION APPOINTING A COMMITTEE TO DESIGNATE A DEVELOPER IN CONNECTION WITH RFQ FOR REDEVELOPMENT PARTNERS FOR THE FAMILY SITE**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on October 14, 2021:

**WHEREAS**, the Rahway Housing Authority issued a Request for Qualifications for Development Partners for the Redevelopment of the Family Site; and

**WHEREAS**, RHA received a number of proposals responding to the RFQ; and

**WHEREAS**, the Board Chairperson would like to appoint a Committee of three (3) made up of Commissioners from the Board to review said proposals; and

**WHEREAS**, the Board Chairperson appointed the following Board Members:

1. Darren Lesinski
2. Robert Simon
3. Kyle Thomas

; and

**WHEREAS**, the Board requested that James Pekarofski act as alternate.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Rahway Housing Authority that the above listed Commissioners are hereby appointed to the Committee and will review proposals and respond with their choice.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon and on a roll call vote the Ayes and Nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Lesinski			Gonzalez
Pekarofski			Ragan
Simon			
Thomas			
Thomas-Petit			

**THE CHAIRPERSON** thereupon declared Resolution No.1649 adopted.

I certify that the foregoing is a true copy of a Resolution of the Rahway Housing Authority adopted on October 14, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1650**

**DATE OF ADOPTION: OCTOBER 14, 2021**

**SUBJECT:** REQUESTING THE PROMOTION OF SABRINA NEWKIRK FROM PART TIME SERVICE COORDINATOR ASSISTANT (25 Hours/week) TO FULL TIME SENIOR SERVICES COORDINATOR (37.5 Hours/week)

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on October 14, 2021:

**WHEREAS**, Sabrina Newkirk was hired on May 16, 2019 as a P/T Service Coordinator Assistant; and

**WHEREAS**, Ms. Newkirk has proven to be a conscientious and hardworking individual who has gained the trust and respect of the seniors; and

**WHEREAS**, Ms. Newkirk has requested to be made a Full Time (F/T) Employee; and

**WHEREAS**, this position historically has been a F/T position; and

**WHEREAS**, there is a need to implement more programs for the seniors to promote physical and mental health; and

**WHEREAS**, the Housing Authority has 161 senior apartments total, housed in three locations that need assistance.

**NOW, THEREFORE, BE IT RESOLVED** that the Rahway Housing Authority Board of Commissioners authorizes the Executive Director to promote Sabrina Newkirk to the Full Time position of Senior Services Coordinator.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

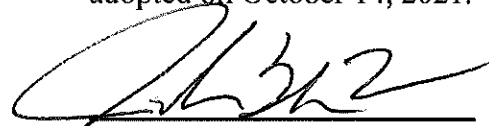
**ABSTAIN**

**ABSENT**

Gonzalez  
Ragan

**THE CHAIRPERSON** thereupon declared Resolution No. 1650 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on October 14, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1651**

**DATE OF ADOPTION: OCTOBER 14, 2021**

**SUBJECT: RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF RAHWAY TO PAY TRANSPORTATION STIPEND TO THE EXECUTIVE DIRECTOR**

**THE FOLLOWING RESOLUTION** was presented by the Chairman of the Board at a Regular Meeting held on October 14, 2021:

**WHEREAS**, the Housing Authority of the city of Rahway has determined that it is in the best interest of the Authority and the efficient operation of the Authority to implement a monthly stipend to the Executive Director to use for her vehicle and traveling around the city and as other needs present.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of the City of Rahway as follows:

The Executive Director shall be paid a sum of \$360.00 per month for use of her own vehicle and travel associated with expenses and maintenance of the same.

**COMMISSIONER** Thomas-Petit made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Simon  
Thomas  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Ragan

**THE CHAIRPERSON** thereupon declared Resolution No.1651 adopted.

I certify that the foregoing is a true copy of a Resolution of the Rahway Housing Authority adopted on October14, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1652**

**DATE OF ADOPTION: NOVEMBER 11, 2021**

**SUBJECT:** RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on November 11, 2021:

**WHEREAS**, the State of New Jersey is requesting that the Rahway Housing Authority appoint a P.A.C.O.; and

**WHEREAS**, the P.A.C.O. will be the point of contact for all matters concerning implementation and administration of the legal requirements of the Equal Employment Opportunity Monitoring Program; and

**WHEREAS**, RHA has been asked to appoint a P.A.C.O. as a general requirement pursuant to N.J.A.C. 17:27-3.2; and

**NOW, THEREFORE, BE IT RESOLVED** that Jennifer Wenson Maier, Executive Director of the Rahway Housing Authority, be appointed the Public Agency P.A.C.O.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Ragan and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1652 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on November 11, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO.1653**

**DATE OF ADOPTION: November 11, 2021**

**SUBJECT: ACCEPTANCE OF PROPOSAL FOR LEGAL SERVICES FOR CITY OF RAHWAY HOUSING AUTHORITY TO ADDRESS TITLE DEFECT RELATING TO LOT 16, BLOCK 763 AT THE FAMILY SITE**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on November 11, 2021:

**WHEREAS**, the Rahway Housing Authority is in need of Legal representation due to a Title Defect relating to Lot 16, Block 763 at the family site; and

**WHEREAS**, an "Heirs/Descendants Investigation" must now be completed to locate any heirs of Charles F. Naughton, the last confirmed owner of Lot 16, block 763. ; and

**WHEREAS**, M&B Law has submitted a proposal for Legal Services at a cost of \$24,000 over a period of 4 months.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby accepts the proposal submitted by M&B Law for \$24,000.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

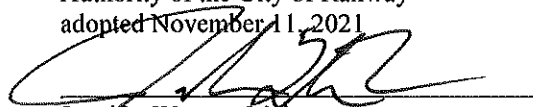
**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared that Resolution No. 1653 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted November 11, 2021

  
Jennifer Wenson Maier  
Executive Director/Secretary

kap



**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1654**

**DATE OF ADOPTION: NOVEMBER 11, 2021**

**SUBJECT: RESOLUTION APPOINTING FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF)**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on November 11, 2021:

**WHEREAS**, the Rahway Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

**WHEREAS**, the bylaws of said Fund requires that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its' representative to said Fund.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Rahway Housing Authority does hereby appoint Jennifer Wenson Maier as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for Fund year 2022.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Ragan  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Thomas  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1654 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on November 11, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1655**

**DATE OF ADOPTION: DECEMBER 9, 2021**

**SUBJECT: NEW EMPLOYEE HIRE AS HOUSING ASSISTANT**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on December 9, 2021:

**WHEREAS**, in anticipation of the retirement of Gail Ansley (April 2022) and the promotion of Gianella Salinas from Housing Assistant to Senior Housing Specialist upon the retirement of Kelli Allen-Perrine (April 2023), and to allow time for Gianella to train a replacement for her position and be trained for Kelli's Senior Housing Specialist position, RHA needs to hire a replacement for the Housing Assistant position; and

**WHEREAS**, Rodney Cabezas has interviewed and is very interested in the position; and

**WHEREAS**, after reviewing his resume it has been found that he would be a good fit for the position, due to his bilingual, financial and customer service skills.

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that Rodney Cabezas is hereby hired as Housing Assistant effective 1/7/2022 at a starting salary of \$18.00/hour, \$35,100 per year. He will be reviewed 12 months from Start date at which time his hourly rate could increase to \$19/hour.

**COMMISSIONER** Thomas-Petit made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Simon  
Thomas-Petit

**NAYS**

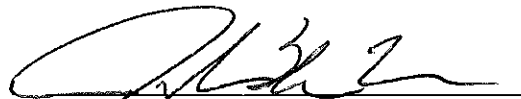
**ABSTAIN**

**ABSENT**

Gonzalez  
Ragan  
Thomas

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1655 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on December 9, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO.1656**

**DATE OF ADOPTION: December 9, 2021**

**SUBJECT: AWARDING CONTRACT FOR PROFESSIONAL LAND SURVEYING SERVICES AT 224-250 WEST GRAND AVENUE (LOT 32, BLOCK 161)**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on December 9, 2021:

**WHEREAS**, the Rahway Housing Authority is in need of a Professional Land Surveying Service at 224-250 West Grand Avenue (Lot 32, Block 161) in the City of Rahway; and

**WHEREAS**, due to the recent flooding from Storm Ida and the need to determine the topography of the site in anticipation of a possible demolition and rebuild at a higher elevation, a survey is necessary; and

**WHEREAS**, the Scope of Work is to prepare a Boundary, topographic & Location Survey for the above referenced location; and

**WHEREAS**, Rahway Housing Authority is in receipt of a proposal/contract from Control Point Associates, Inc. for Professional Land Surveying Services; and

**WHEREAS**, the proposal/contract from Control Point Associates, Inc. is in the amount of \$8,200 to cover the Scope of Work; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the acceptance of the proposal/contract of Control Point Associates, Inc. for Professional Land Surveying Services at 224-250 West Grand Avenue (Lot 32,Block 161) in the total amount of \$8,200 and authorizes the Executive Director to sign said proposal/contract.

**COMMISSIONER** Lesinski made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Simon  
Thomas-Petit

**NAYS**

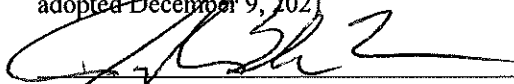
**ABSTAIN**

**ABSENT**

Gonzalez  
Ragan  
Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1656 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted December 9, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1657**

**DATE OF ADOPTION: DECEMBER 9, 2021**

**SUBJECT: VERIFYING AUTHORIZED SIGNATURES FOR RSI BANK  
ACCOUNTS**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary at a Regular Meeting held on December 9, 2021:

**WHEREAS**, all Rahway Housing Authority's accounts at RSI bank list Jennifer Maier and James Pekarofski as the authorized signature for said accounts; and

**WHEREAS**, Jennifer Maier and Sabrina Newkirk are the authorized signatures on the following two (2) accounts:

A/C 8015398	Tenant Laundry Account
A/C 9000084074	Tenant Services Account

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski and on a roll call vote the Ayes and Nays were as follows:

<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSENT</b></u>	<u><b>ABSTAIN</b></u>
Lesinski			Gonzalez
Pekarofski			Ragan
Simon			Thomas
Thomas-Petit			

**THE CHAIRPERSON** thereupon declared Resolution No. 1657 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on December 9, 2021.



Jennifer Wenson Maier  
Executive Director/Secretary

Kap

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1658**

**DATE OF ADOPTION: DECEMBER 9, 2021**

**SUBJECT: APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM YEAR 48 APPLICATION  
FOR ELEVATOR REHABILITATION CLIFFORD CASE  
APARTMENTS**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on December 9, 2021:

**WHEREAS**, the County of Union has made available the Proposal Submission Application for the CDBG, Program Year 48; and

**WHEREAS**, the Application deadline was December 3, 2021 at 5:00 PM.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the submission of the Application for the CDBG Program Year 48 for Elevator Rehabilitation Clifford Case Apartments.

**COMMISSIONER** Simon made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Lesinski, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Simon  
Thomas-Petit

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez  
Ragan  
Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1658 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted December 9, 2021



Jennifer Wenson Maier  
Executive Director/Secretary

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**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1659**

**DATE OF ADOPTION: DECEMBER 9, 2021**

**SUBJECT: EXECUTIVE DIRECTOR TO CARRY OVER UNUSED VACATION TIME INTO 2022**

**THE FOLLOWING RESOLUTION** was presented by James Pekarofski, Chairperson, at a regular meeting held on December 9, 2021:

**WHEREAS**, the Executive Director of the Housing Authority of the City of Rahway (the "Authority") has been working on the Redevelopment Project and Storm Ida Recovery and was not able to utilize all vacation days due to time constraints; and

**WHEREAS**, the Executive Director will not be able to take all remaining vacation days for 2021 due to the Redevelopment Project; and

**WHEREAS**, the Executive Director is required to officially seek approval by the Board of Commissioners; and

**WHEREAS**, the Executive Director postponed vacation plans have been rescheduled to June of 2022.

**NOW THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director shall be allowed to carry over 10 days' vacation over her approved limit.

**COMMISSIONER** Thomas-Petit made a motion to adopt the above resolution, which was seconded by **COMMISSIONER** Simon, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Lesinski  
Pekarofski  
Simon  
Thomas-Petit

**NAYS**

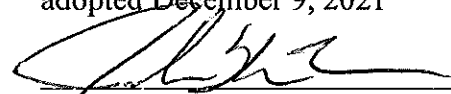
**ABSTAIN**

**ABSENT**

Gonzalez  
Ragan  
Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1659 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted December 9, 2021



Jennifer Wenson Maier  
Executive Director/Secretary