

INDEX 2022 RESOLUTIONS

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INDEX 2022 RESOLUTIONS

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1673	Approval to award contract to Edward Testino, attorney at law, for general counsel for a 12 month period commencing July 1st 2022 and termination June 30th 2023.	6/9/2022
1674	Approval to ratify the late introduction and submission of Rahway Housing Authority's Annual budget for the fiscal year July 1st 2022 to June 30th 2023	6/9/2022
1675	Approval of salary increases effective July 1st 2022	6/9/2022
1676	Approval Of The 2023 Fair Market Rent (Fmr) To Update The 2022 Fmr At The 40Th Percentile As Payment Standard For The Section 8 Rent Subsidy Program For The Twelve Month Period Starting October 1, 2022 To September 30, 2023.	9/8/2022
1677	Adopted Budget Resolution For Fiscal Year July 1, 2022 To June 30, 2023	9/8/2022
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1679	Resolution for renewal of membership in the Ne New Jersey Public Housing Authority Joint Insurance Fund for the period of January 1, 2023 to December 31, 2025.	11/10/2022
1680	Resolution to increase employee health benefit contribution to the State Health Benefits Plan Year 3 percentages on January 1, 2023 and Year 4 percentages on January 1, 2024 for certain employees who are at Year 2 percentages currently.	11/10/2022
1681	Executive Director to carry over unused vacation time into 2023.	12/8/2022
1682	Resolution appointing Fund Commissioner for New Jersey Public Housing Authority Joint Insurance Fund (JIF) for Fund Year 2023	12/8/2022
1683	Resolution of the Housing Authority of the City of Rahway	12/8/2022
1684	Award Contract to Slade Industries for CDBG Year 48 Elevator Rehabilitation at 337 West Milton Avenue	12/8/2022
1685	Approval to submit the Community Development Block Grant (CDBG) Program Year 49 application for Schaffhauser H/C Accessible Bathrooms	12/8/2022

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO.1647

DATE OF ADOPTION: January 13, 2022

SUBJECT: APPROVAL OF DESIGNATION OF DEVELOPER IN CONNECTION WITH REQUEST FOR QUALIFICATIONS FOR REDEVELOPMENT PARTNERS FOR THE FAMILY SITE, RAHWAY HOUSING AUTHORITY, RAHWAY, N.J.

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a special meeting held on January 13, 2022:

WHEREAS, The Rahway Housing Authority, Rahway NJ, issued a Request for Qualifications for Development Partners for the Redevelopment of Glendenning Homes (Project NJ32-1), Ruby Scott Gardens (Project NJ32-6), and JFK Apartments (Project NJ32-2A), hereinafter referred to as "The Family Site." Proposals were due July 30, 2021; 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, laundry room, maintenance shed and garage 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. Through the RFQ, 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, RHA conducted a competitive search and reviewed a number of proposals responding to the RFP in order to best meet the needs of its residents, address the capital needs of the Development and provide for long-term, stable affordability for low-income residents in the community. After weighing a number of considerations, RHA selected The Alpert Group as the applicant most likely to assist RHA in reaching its development goals in the most advantageous manner.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the designation of The Alpert Group as a developer for the Family Site and authorizes the Executive Director to engage in negotiations of a master development agreement to set forth the terms of the developer's designation and the various roles and responsibilities in the redevelopment effort.

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

Gonzalez
Lesinski
Pekarofski
Ragan
Simon
Thomas
Thomas-Petit

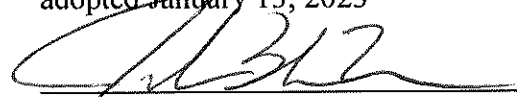
NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared that Resolution No. 1647 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted January 13, 2023



Jennifer Wenson Maier
Executive Director/Secretary

kap

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1660

DATE OF ADOPTION: JANUARY 13, 2022

SUBJECT: AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE RFP SUBMITTED BY NETCONNECT TO SUPPLY RHA WITH IT SERVICES

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a special meeting held on January 13, 2022:

WHEREAS, the Rahway Housing Authority wishes to change their IT Services provider; and

WHEREAS, three RFP's were received from the following companies:

Aspen IT
Dinapoli Consulting Services
Netconnect

;and

WHEREAS, Netconnect is familiar with housing authorities and MEL JIF cyber security requirements for security and can help RHA benefit from annual discounts on insurance ; and

WHEREAS, RHA feels that Netconnect is the best choice for RHA.

NOW, THEREFORE, BE IT RESOLVED that the Rahway Housing Authority Board of Commissioners authorizes the Executive Director to accept the RFP of Netconnect as the authority's IT Services supplier at an annual cost of \$21,765.

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
Ragan
Simon
Thomas
Thomas-Petit

NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared Resolution No. 1660 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on January 13, 2022



Jennifer Wenson Maier
Executive Director/Secretary

kap

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1661

DATE OF ADOPTION: MARCH 10, 2022

SUBJECT: RESOLUTION NO. 1661 – Approval to hire NW FINANCIAL GROUP, LLC for RAD FINANCIAL CONSULTING SERVICES for the period commencing April 1, 2022 and terminating March 31, 2023 to assist with redevelopment of The Family Site.

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on March 10, 2022:

WHEREAS, the Rahway Housing Authority requires RAD Financial Consulting Services for redeveloping The Family Site, and

WHEREAS, the Rahway Housing Authority issued a Request for Proposals for RAD Financial Consulting Services for redeveloping The Family Site, and

WHEREAS, the Rahway Housing Authority reviewed the proposals and NW Financial Group, LLC is the best qualified for this project, and

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that Executive Director is authorized to retain NW Financial Group, LLC.

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:

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

THE CHAIRPERSON thereupon declared Resolution No. 1661 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 10, 2022



Jennifer Wenson Maier
Executive Director/Secretary

JM

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1662

DATE OF ADOPTION: MARCH 10, 2022

SUBJECT: RESOLUTION NO. 1662 – Approval to hire THE METRO COMPANY, LLC for RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES for the period commencing April 1, 2022 and terminating March 31, 2023 to assist with redevelopment of The Family Site.

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on March 10, 2022:

WHEREAS, the Rahway Housing Authority requires RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES for redeveloping The Family Site, and

WHEREAS, the Rahway Housing Authority issued a Request for Proposals for RAD Financial Consulting Services for redeveloping The Family Site, and

WHEREAS, the Rahway Housing Authority reviewed the two proposals submitted and THE METRO COMPANY, LLC is the best qualified for this project, and

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that Executive Director is authorized to retain THE METRO COMPANY, LLC.

COMMISSIONER Simon 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

Pekarofski
Ragan
Simon
Thomas-Petit

NAYS

ABSTAIN

ABSENT

Gonzalez
Lesinski
Thomas

THE CHAIRPERSON thereupon declared Resolution No. 1662 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 10, 2022



Jennifer Wenson Maier
Executive Director/Secretary

JM

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1663

DATE OF ADOPTION: MARCH 10, 2022

SUBJECT: RESOLUTION NO. 1663 – Approval to hire NIXON PEABODY LLP for RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING for the period commencing April 1, 2022 and terminating March 31, 2023 to assist with redevelopment of The Family Site.

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on March 10, 2022:

WHEREAS, the Rahway Housing Authority requires a RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING for redeveloping The Family Site, and

WHEREAS, the Rahway Housing Authority issued a Request for Proposals for a RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING for redeveloping The Family Site, and

WHEREAS, the Rahway Housing Authority reviewed the proposal submitted and NIXON PEABODY LLP is the best qualified for this project, and


NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that Executive Director is authorized to retain NIXON PEABODY LLP.

COMMISSIONER Simon 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>
Pekarofski			Gonzalez
Ragan			Lesinski
Simon			Thomas
Thomas-Petit			

THE CHAIRPERSON thereupon declared Resolution No. 1663 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 10, 2022


Jennifer Wenson Maier
Executive Director/Secretary

JM

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

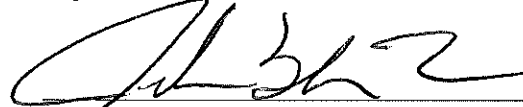
ABSTAIN

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. 1665

DATE OF ADOPTION: APRIL 14, 2022

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 14, 2022:

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 2022 Capital Fund Grant and Capital Fund Program 5-Year Action Plan, and various certifications, hereinafter collectively referred to as the "2022 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 8, 2022 and conducted said Public Hearing on February 10, 2022 for the purpose of discussing the 2021 Annual CFP, the 2022 5-Year Plan as well as other 2022 Agency Submittals.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that they adopt the Authority's 5-Year Plan, the 2022 Annual CFP and 2022 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, 2022 for review and approval.

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
Thomas

NAYS

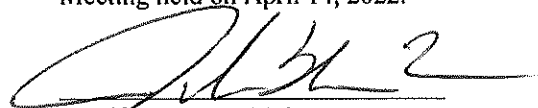
ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1665 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 14, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

kap

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1666

DATE OF ADOPTION: APRIL 14, 2022

**SUBJECT: APPROVAL OF RAHWAY HOUSING AUTHORITY'S FY 2022
CAPITAL FUND PROGRAM**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on April 14, 2022:

WHEREAS, HUD/Washington, DC has de-coupled the Capital Fund submission requirement from the PHA Plan Submission and thus the uncertainty of Congressional Appropriations; and

WHEREAS, Congress has not yet passed its 2022 Budget but is functioning under a Continuing Resolution (CR); and

WHEREAS, the Executive Director has thus prepared a Capital Plan based upon last year's allocation to RHA; and

WHEREAS, since Congress has not yet passed its 2022 Budget, HUD does not know how much to allocate to individual housing authorities. RHA is assuming it will be awarded a similar amount that it obtained last year which is \$649,599 for FY 2022; and

WHEREAS, using this assumption of \$649,599, the attached 50075.2 Capital Fund Program – Five-Year Action Plan indicates where this assumed funding will be spent; and

WHEREAS, submission is required before April 15, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Rahway Housing Authority approve the FY 2022 Capital Fund Program (CFP) for submission to Newark Field Office by April 15, 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
Thomas

NAYS

ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1666 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 14, 2022



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1667

DATE OF ADOPTION: April 14, 2022

SUBJECT: Approval of revised ACOP (Admission and Continued Occupancy Policy)
Effective March 10, 2022

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on April 14, 2022:

WHEREAS, the Rahway Housing Authority's ACOP needed to be updated due to policy changes; and

WHEREAS, the Authority chose to create a complete "New" ACOP rather than editing/revising the existing ACOP; and

WHEREAS, the "New" ACOP will be available for review at the Regular Meeting.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that complete "New" ACOP is approved.

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
Thomas

NAYS

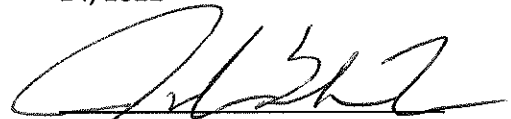
ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1667 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
14, 2022



Jennifer Wenson Maier
Executive Director/Secretary

Kap

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1668

DATE OF ADOPTION: June 9, 2022

SUBJECT: REVISION OF THE 2022 FAIR MARKET RENT (FMR) TO UPDATE THE 2022 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE FOUR MONTH PERIOD STARTING JUNE 1, 2022 TO SEPTEMBER 30, 2022.

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 9, 2022:

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 2022 fair market rents with the revised 2022 fair market rents at the 40th 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:

	HUD 2021 FMR	Small Area 07065 FMR	HUD 2022 FMR		RHA 2021 Payment Standard	RHA Proposed 2022 Payment Standard	Percent Above 2022 HUD FMR
Studio	1129	1180	1017		1000	1110	1.1%
1 Bedroom	1358	1420	1223		1440	1340	1.1%
2 Bedroom	1643	1710	1479		1700	1620	1.1%
3 Bedroom	2096	2180	1887		2150	2070	1.1%
4 Bedroom	2498	2610	2249		2500	2470	1.1%

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Authority that the Authority hereby replaces its 2022 Payment Standards, adopted on September 9 with new Payment Standards for 2022 for RHA's Section 8 Program effective June 1, 2022.. Historically, HUD FMR's for Union/Essex County are lower than Rahway's actual rents for 1, 2, 3 & 4 bedroom units, thus the percentage above HUD FMR's.

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:

AYES

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

ABSTAIN

ABSENT

Pekarofski
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1668 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 9, 2022



Jennifer Wenson Maier
Secretary/Executive Director

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1669

DATE OF ADOPTION: JUNE 9, 2022

SUBJECT: APPROVING OPERATING BUDGET CALCULATION (STATE OF NEW JERSEY) Fiscal year from July 1, 2022 to June 30, 2023

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 9, 2022:

WHEREAS, the Annual Budget and Capital Budget for the Rahway Housing Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2023 has been presented before the Members of the Rahway Housing Authority at its open public meeting of June 9, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$5,464,382 total Appropriations, including any Accumulated Deficit if any, of \$5,485,815 and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$660,000 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 9, 2022 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, 2022 and ending June 30, 2023 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 8, 2022.

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>
Gonzalez			Pekarofski
Lesinski			Thomas-Petit
Ragan			
Simon			
Thomas			

THE CHAIRPERSON thereupon declared Resolution No. 1669 adopted.

I certify that the foregoing is a true copy of a Resolution of the Rahway Housing Authority adopted on June 9, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1670

DATE OF ADOPTION: JUNE 9, 2022

**SUBJECT: AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR
ACCOUNTING SERVICES FOR THE 2022 – 2023 FISCAL YEAR**

THE FOLLOWING RESOLUTION was presented by the Executive Director/
Secretary at a Regular Meeting held on June 9, 2022:

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 9, 2022 (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.

; and

WHEREAS, the one (1) proposal in response to the RFP was opened at 3:00 PM, June 2, 2022 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

David Ciarrocca, C.P.A.

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 \$30,000.00 (an increase of \$1,800 over 2021's fee); 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 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

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

ABSENT

ABSTAIN

Pekarofski
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1670 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 9, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1671

DATE OF ADOPTION: JUNE 9, 2022

**SUBJECT: AWARD CONTRACT TO POLCARI & CO. FOR THE
AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR
ENDING JUNE 30, 2022**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 9, 2022.

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 2022 Fiscal Year books and records, which commenced July 1, 2021 and shall terminate on June 30, 2022; 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 9, 2022 (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

**Polcari & Co.
Barre & Company**

; and

WHEREAS, the two (2) proposals received in response to the RFP were opened at 3:00 PM on June 2, 2022 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.
Barre & Company**

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 2022 Fiscal Year at a fee of \$11,000.00 (no increase from 2021 RFP). Barre & Company's fee was \$41,750; 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** Gonzalez, and on a roll call vote the Ayes and Nays were as follows:

AYES

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

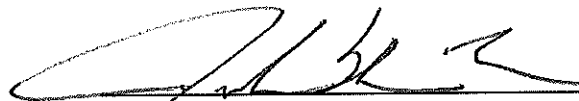
ABSTAIN

ABSENT

Pekarofski
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1671 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 9, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1672

DATE OF ADOPTION: JUNE 9, 2022

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 9, 2022:

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:

Tenant Name	Amount
Joan Robinson	\$270.00
Kerry Saint-Juste	\$1,187.00
Thomas Wahl	\$244.00
Roy Watson	\$252.00
Jorge Zarate	\$383.00

(2021 Write-Off was \$2,127.87)

; 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 \$2,336.00 are hereby written off as uncollectible debts.

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:

AYES

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

ABSTAIN

ABSENT

Pekarofski
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1672 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 9, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1673

DATE OF ADOPTION: JUNE 9, 2022

SUBJECT: AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD COMMENCING JULY 1, 2022 AND TERMINATING JUNE 30, 2023

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 9, 2022:

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, 2022 and terminating June 30, 2023; 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 9, 2022 (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

and

WHEREAS, the one (1) proposal in response to the RFP was opened at 3:00 PM, June 2, 2022 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, 2022 and terminating June 30, 2023 at a fee of \$20,700.00 (no increase from 2021).

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

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

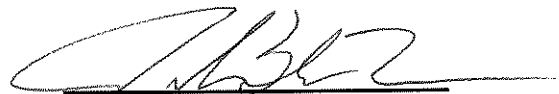
ABSTAIN

ABSENT

Pekarofski
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1673 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 9, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1674

DATE OF ADOPTION: JUNE 9, 2022

SUBJECT: RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 9, 2022:

WHEREAS, the regulation deadline for introduction of the Authority's Annual Budget beginning July 1, 2022 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 9, 2022.

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:

AYES

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

ABSTAIN

ABSENT

Pekarofski
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1674 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 9, 2022

Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1675

DATE OF ADOPTION: JUNE 9, 2022

SUBJECT: SALARY INCREASES EFFECTIVE JULY 1, 2022

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 9, 2022:

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, 2022:

- 2% cost of living increase for all employees based on 2021 salary
- \$2,000 increase for Leif Erickson based on June 2022 review discussed in June of 2021 for his development and implementation of annual building maintenance program
- Michael Ward increase from \$14.00/hr. to \$16.00/hr.
- Rodney Cabezas Housing Assistant from \$18.00/hr. to \$19.00/hr. on his one year anniversary 1/7/23 per his initial hire agreement.

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** Gonzalez, and on a roll call vote the Ayes and Nays were as follows:

AYES

Gonzalez
Lesinski
Ragan
Simon
Thomas

NAYS

ABSTAIN

ABSENT

Pekarofski
Thomas-Petit

THE CHAIRPERSON THEREUPON declared Resolution No. 1675 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on June 9, 2022.

A handwritten signature in black ink, appearing to read 'J. Maier', written over a horizontal line.

Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1676

DATE OF ADOPTION: September 8, 2022

SUBJECT: APPROVAL OF THE 2023 FAIR MARKET RENT (FMR) TO UPDATE THE 2022 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2022 TO SEPTEMBER 30, 2023.

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on September 8, 2022:

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 2022 fair market rents with the revised 2023 fair market rents at the 40th 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:

	HUD 2022 FMR	Small Area 07065 FMR	HUD 2023 FMR		RHA 2022 Payment Standard	RHA Proposed 2023 Payment Standard	Percent Above 2023 HUD FMR
Studio	1017	1190	1129		1110	1240	1.1%
1 Bedroom	1223	1410	1338		1340	1470	1.1%
2 Bedroom	1479	1690	1606		1620	1760	1.1%
3 Bedroom	1887	2140	2038		2070	2240	1.1%
4 Bedroom	2249	2520	2394		2470	2630	1.1%

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Authority that the Authority hereby replaces its 2022 Payment Standards, adopted on September 9, 2021 and June 9, 2022, with new Payment Standards for 2023 for RHA's Section 8 Program effective October 1, 2022. Historically, HUD FMR's for Union/Essex County are lower than Rahway's actual rents for 1, 2, 3 & 4 bedroom units, thus the percentage above HUD FMR's.

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

ABSTAIN

ABSENT

Gonzalez
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1676 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 15, 2022



Jennifer Wenson Maier
Secretary/Executive Director

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

RESOLUTION NO. 1677 **DATE OF ADOPTION: September 15, 2022**

**SUBJECT: ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR
JULY 1, 2022 TO JUNE 30, 2023**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on September 15, 2022:

WHEREAS, the Annual Budget and Capital Budget/Program for the Rahway Housing Authority for the fiscal year beginning July 1, 2022 and ending, June 30, 2023 has been presented for adoption before the governing body of the Rahway Housing Authority at its open public meeting of September 15, 2022; 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 \$5,464,382, Total Appropriations, including any Accumulated Deficit, if any, of \$5,485,815 and Total Unrestricted Net Position utilized of \$-0-; and

WHEREAS, the Capital budget as presented for adoption reflects Total Capital Appropriations of \$660,000 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 15, 2022 that the Annual Budget and Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2023 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 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

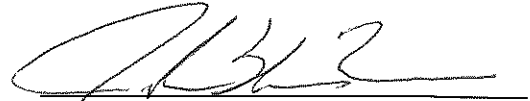
ABSTAIN

ABSENT

Gonzalez
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1677 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 15, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1678

DATE OF ADOPTION: NOVEMBER 10, 2022

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 10, 2022:

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 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

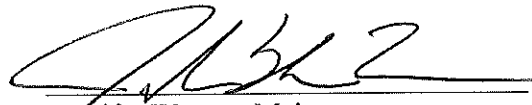
ABSTAIN

ABSENT

Gonzalez
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1678 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 10, 2022



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1679

DATE OF ADOPTION: November 10, 2022

SUBJECT: RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR THE PERIOD OF JANUARY 1, 2023 TO DECEMBER 31, 2025

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on November 10, 2022:

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

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Authority and the Fund; and

WHEREAS, the Authority desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. The **(Rahway Housing Authority)** agrees to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.

2. The Chairperson/Executive Director shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the New Jersey Public Housing Authority Joint Insurance Fund evidencing the Authority's intention to renew its membership.

THEREFORE, BE IT FURTHER RESOLVED by the governing body of the Rahway Housing Authority, at an open public meeting held on November 10, 2022, that the **RENEWAL OF MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FOR THE PERIOD OF JANUARY 1, 2023 TO DECEMBER 31, 2025** is hereby approved; and

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

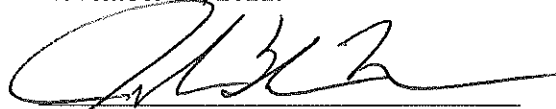
ABSTAIN

ABSENT

Gonzalez
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1679 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 10, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1680

DATE OF ADOPTION: NOVEMBER 10, 2022

SUBJECT: RESOLUTION TO INCREASE EMPLOYEE HEALTH BENEFIT CONTRIBUTION TO THE STATE HEALTH BENEFITS PLAN YEAR 3 PERCENTAGES ON JANUARY 1, 2023, AND YEAR 4 PERCENTAGES ON JANUARY 1, 2024 FOR CERTAIN EMPLOYEES WHO ARE AT YEAR 2 PERCENTAGES CURRENTLY.

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on November 10, 2022:

WHEREAS, the State of New Jersey mandated that employees comply with a 4 year implementation of health care contributions that increased 3.5% each year. The Housing Authority locked certain employees at Year 2 based on an interpretation of the State mandate. The Rahway Housing Authority needs to correct this prior interpretation and meet the required state mandate; and

WHEREAS, the following employees and their family members that are in the State Health Benefit Plan will have their employee health benefit contribution increased to Year 3 percentages on January 1, 2023 and Year 4 percentages on January 1 2024:

Rick Ansley
Emilio Abreu
Randy Ansley
Leif Erickson
Phyllis Gadson
Janet MacQuirk
Paul Rempel
Maria Mandry

Rahway Housing is implementing this increase in a two-step process to minimize financial impact on the employees; and

WHEREAS, employee Shawn Colvin requested that his spouse and children be added to his plan. Because the spouse and the children are already at the Year 4 amounts on the spouses plan, Shawn and his spouse and his children will all be at the Year 4 percentages on January 1, 2023; and

NOW, THEREFORE, BE IT RESOLVED that Employee Health Benefit contribution will increase to Year 3 on January 1, 2023 and year 4 on January 1, 2024 with the exception of Shawn Colvin who will increase to Year 4 on January 1, 2023 along with his spouse and family.

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

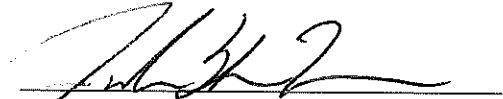
ABSTAIN

ABSENT

Gonzalez
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1680 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 10, 2022



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1681

DATE OF ADOPTION: DECEMBER 8, 2022

SUBJECT: EXECUTIVE DIRECTOR TO CARRY OVER UNUSED VACATION TIME INTO 2023

THE FOLLOWING RESOLUTION was presented by James Pekarofski, Chairperson, at a Regular Meeting held on December 8, 2022:

WHEREAS, the Executive Director was not able to take remaining vacation days for 2022 due to Flood response; and

WHEREAS, the Executive Director will use these vacation days during the first quarter of 2023.

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 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
Thomas

NAYS

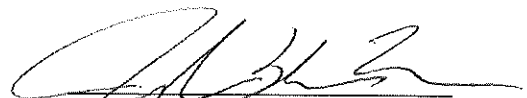
ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1681 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 8, 2022



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1682 DATE OF ADOPTION: DECEMBER 8, 2022

**SUBJECT: RESOLUTION APPOINTING FUND COMMISSIONER FOR
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT
INSURANCE FUND (JIF) FOR FUND YEAR 2023**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on December 8, 2022:

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 2023.

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
Thomas

NAYS

ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1682 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 8, 2022



Jennifer Wenson Maier
Executive Director/Secretary

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

**RESOLUTION NO. 1683
2022**

DATE OF ADOPTION: DECEMBER 8,

SUBJECT: SALARY INCREASES

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on DECEMBER 8, 2022:

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 January 1, 2023:

- Increase Janet MacQuirk from \$21.64/hr. to \$23.00/hr. after successful completion of Excel and Bank Reconciliation on-line classes.
- David MacQuirk increase from \$13.26/hr. to \$16.00/hr. as part time bookkeeper assistant.
- Increase Gianella Salinas from \$19.33/hr. to \$21.00/hr. based on the increased responsibilities of taking on the role of Senior Housing Coordinator.
- Increase Rodney Cabezas from \$18.36/hr. to \$21.00/hr. based on the increased responsibilities of taking on the role of Family Housing Coordinator.

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 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
Thomas

NAYS

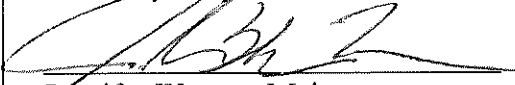
ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON THEREUPON declared Resolution No. 1683 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on December 8, 2022.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1684

DATE OF ADOPTION: DECEMBER 8, 2022

**SUBJECT: AWARD CONTRACT TO SLADE INDUSTRIES FOR CDBG
YEAR 48 ELEVATOR REHABILITATION AT 337 WEST
MILTON AVENUE**

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on December 8, 2022:

WHEREAS, the Notice to Bidders was published in the Star Ledger on October 27, 2022 requesting sealed bids for "CDBG Year 48 Elevator Rehabilitation; and

WHEREAS, said Bids were to be received by 2:00 PM on December 1, 2022 at the Rahway Housing Authority Administrative Office at 165 East Grand Avenue, Rahway, NJ; and

WHEREAS, ten (10) interested contractors and construction journals requested Bid Documents and one (1) qualified contractor submitted a bid. The bid was received and read aloud, as planned, in our Community Room at 165 East Grand Avenue at 2:00 pm on December 1, 2020 with the results as follows:

Slade Industries \$315,300; and

WHEREAS, the Executive Director reviewed the submitted RFP for completeness.

NOW, THEREFORE, BE IT RESOLVED that the Rahway Housing Authority Board of Commissioners authorizes the Executive Director to enter into a contract with Slade Industries for CDBG Year 48 Elevator Rehabilitation at 337 W. Milton Avenue for a lump sum bid of \$315,300.

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
Thomas

NAYS

ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1684 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 8, 2022



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1685

DATE OF ADOPTION: DECEMBER 8, 2022

**SUBJECT: APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM YEAR 49 APPLICATION
FOR SCHAFFHAUSER H/C ACCESSIBLE BATHROOMS**

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on December 8, 2022:

WHEREAS, the County of Union has made available the Proposal Submission Application for the CDBG, Program Year 49; and

WHEREAS, the Application deadline is December 9, 2022.

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 49 for Schaffhauser H/C Accessible Bathrooms.

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
Thomas

NAYS

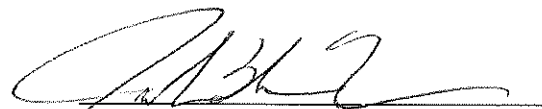
ABSTAIN

ABSENT

Gonzalez
Thomas-Petit

THE CHAIRPERSON thereupon declared that Resolution No. 1685 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted December 8, 2022



Jennifer Wenson Maier
Executive Director/Secretary