

Column1	Column2	Column3
	INDEX OF 2023 RESOLUTIONS	
RES #	DESCRIPTION	DATE
1686	APPROVAL TO SUBMIT THE UNION COUNTY COVID 19 GRANT APPLICATION FOR THE FAMILY SITE PAVILION	2/9/2023
1687	APPROVAL FOR EXECUTIVE DIRECTOR TO SIGN LETTER FROM THE ALPERT GROUP, WHICH PROTECTS THE RAHWAY HOUSING AUTHORITY FROM FINANCIAL LIABILITY FOR COSTS INCURRED BY THE DEVELOPER WHILE AWAITING DECISION FROM UNION COUNTY FOR ADDITIONAL HOME FUNDS	3/2/2023
1688	APPROVAL FOR EXECUTIVE DIRECTOR TO SIGN MOU FOR THE REDEVELOPMENT OF GLENDENNING HOMES	3/2/2023
1689	ACCEPT MODIFICATION TO THE ACOP REGARDING 5I.B, DETERMINING UNIT SIZE	3/2/2023
1690	RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR PLAN, ANNUAL PLAN, AND FY2023 CAPITAL FUND PROGRAM	4/13/2023
1691	RATIFY APPROVAL TO SUBMIT THE UNION COUNTY COVID 19 GRANT APPLICATION FOR THE FAMILY SITE PAVILION	4/13/2023
1692	APPROVAL TO HIRE NW FINANCIAL GROUP, LLC FOR RAD FINANCIAL CONSULTING SERVICES FOR THE PERIOD COMMENCING APRIL 1, 2023 AND TERMINATING MARCH 31, 2024 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE	4/13/2023
1693	APPROVAL TO HIRE THE METRO COMPANY, LLC FOR RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES FOR THE PERIOD COMMENCING APRIL 1, 2023 AND TERMINATING MARCH 31, 2024 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE	4/13/2023
1694	APPROVAL TO HIRE NIXON PEABODY LLP FOR RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING FOR THE PERIOD COMMENCING APRIL 1, 2023 AND TERMINATING MARCH 31, 2024 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE	4/13/2023
1695	APPROVING 5 YEAR CONTRACT OF EMPLOYMENT FOR THE EXECUTIVE DIRECTOR	4/13/2023
1696	APPROVAL TO HIRE ROBERT GOMOLKA AS WORKING SUPERVISOR	4/13/2023
1697	RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024	5/11/2023
1698	APPROVING THE ANNUAL BUDGET, INCLUDING ALL RELATED SCHEDULES AND THE CAPITAL BUDGET/PROGRAM OF THE RAHWAY HOUSING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023	5/11/2023
1699	APPROVAL TO WRITE-OFF ACCOUNTS RECEIVABLE FOR PRIOR TENANTS WHO CEASED TENANCY WITH AMOUNTS STILL DUE	6/8/2023
1700	APPROVAL TO AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR ACCOUNTING SERVICES FOR A 12 MONTH PERIOD COMMENCING JULY 1ST 2023 AND TERMINATING JUNE 30, 2024	6/8/2023
1701	APPROVAL TO AWARD CONTRACT TO POLCARI & CO. FOR THE AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR ENDING JUNE 30, 2024	6/8/2023
1702	APPROVAL TO AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT LAW, FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD COMMENCING JULY 1, 2023 AND TERMINATING JUNE 30, 2024	6/8/2023

1703	2023 ADOPTED BUDGET RESOLUTION FOR RAHWAY HOUSING AUTHORITY. FISCAL YEAR: JULY 1, 2023 TO JUNE 30, 2024	6/8/2023
1704	APPROVAL TO SUBMIT EMERGENCY SAFETY AND SECURITY GRANT (ESSG) APPLICATION TO HUD	6/8/2023
1705	APPROVING THE TERMINATION OF DAVID MACQUIRK	7/6/2023
1706	APPROVING THE TERMINATION OF JANET MACQUIRK	7/6/2023
1707	RESOLUTION TO HIRE POLCARI AND COMPANY TO AUDIT BOOKKEEPERS OFFICE	7/27/2023
1708	APPROVAL OF THE 2024 FAIR MARKET RENT (FMR) TO UPDATE THE 2023 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2023 TO SEPTEMBER 30, 2024.	10/12/2023
1709	AUTHORITY TO EXECUTE DOCUMENTS AND IMPLEMENT PROVISIONS OF THE MASTER DEVELOPMENT AGREEMENT IN CONNECTION WITH THE RAD CONVERSION AND REDEVELOPMENT OF GLENDENNING HOMES, RAHWAY HOUSING AUTHORITY, RAHWAY, NJ	10/23/2023
1710	EMPLOYEE HEALTH BENEFIT WAIVER PURSUANT TO LOCAL FINANCE NOTICE 2016	11/9/2023
1711	RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)	11/9/2023
1712	APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 50 APPLICATION FOR ADA ACCESSIBLE DOORS AND INTERCOM SYSTEMS FOR SCHAFFHAUSER AND CASE APARTMENTS	12/7/2023
1713	REQUEST THAT THE NEW JERSEY LEGISLATURE, ADMINISTRATION, & THE NEW JERSEY DEPARTMENTS OF LABOR, BANKING AND INSURANCE AND COMMUNITY AFFAIRS LIMIT BUDGET INCREASES FOR PROPERTY/CASUALTY INSURANCE	12/7/2023
1714	APPROVAL TO HIRE DGB CONSULTING GROUP FOR GLENDENNING RELOCATION PLAN, PHASE I AT A MAXIMUM NOT TO EXCEED AMOUNT OF \$15,000	12/7/2023
1715	RESOLUTION APPOINTING FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) FOR FUND YEAR 2024	12/7/2023
1716	EXECUTIVE DIRECTOR TO CARRY OVER UNUSED VACATION TIME INTO 2024	12/7/2023

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1686

DATE OF ADOPTION: FEBRUARY 9, 2023

**APPROVAL TO SUBMIT THE UNION COUNTY COVID 19 GRANT
APPLICATION FOR THE FAMILY SITE PAVILION**

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on February 9, 2023:

WHEREAS, the County of Union has made available the Proposal Submission Application for the COVID 19 Grant; and

WHEREAS, the Application deadline was February 3, 2023; and

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 COVID 19 Grant for the Family Site Pavilion.

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

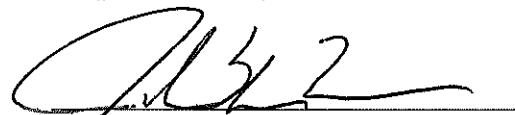
ABSTAIN

ABSENT

Gonzalez
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared that Resolution No. 1686 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted February 9, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1687

DATE OF ADOPTION: MARCH 2, 2023

APPROVAL FOR EXECUTIVE DIRECTOR TO SIGN LETTER FROM THE ALPERT GROUP, WHICH PROTECTS THE RAHWAY HOUSING AUTHORITY FROM FINANCIAL LIABILITY FOR COSTS INCURRED BY THE DEVELOPER WHILE AWAITING DECISION FROM UNION COUNTY FOR ADDITIONAL HOME FUNDS

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on March 2, 2023.

WHEREAS, the Housing Authority of the City of Rahway, herein referred to as the Authority, and the Alpert Group, LLC, hereinafter referred to as the Alpert Group, have entered into discussion regarding the redevelopment of family site known as Glendenning Homes consisting of 112 dwelling units and 17 garden style buildings, including maintenance garage, maintenance shed, and enrichment center and certain other non-dwelling facility located at Lots 1.01 & 1.02, Block 299, City of Rahway, State of New Jersey.

WHEREAS, the Parties are desirous of applying for grants/or funding for Home Funds and in order to make application for these funds are competitive.

WHEREAS, the Albert Group and the Authority are aware that execution of the MDA requires certain commitment from the Authority and creates certain risks.

WHEREAS, in order to induce the execution of the MDA pending the application and award of Home Funds, the parties are desirous to enter into the Letter of Understanding agreeing that until the application is determined and awarded, the Albert Group will not seek reimbursement from the Authority of predevelopment expenses if the redevelopment is terminated for infeasibility pursuant to the terms of the contract, including but not limited to section 6.4 of the MDA.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the Letter of Memorandum dated March 1, 2023 and authorizes the Executive Director to execute the same on behalf of the Authority.

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
Gonzalez
Simon

NAYS

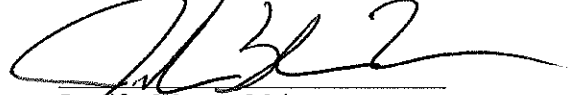
ABSTAIN

ABSENT

Thomas
Thomas-Petit

THE CHAIRPERSON THEREUPON declared that Resolution No. 1687 adopted.

I certify that the foregoing is a true
copy of resolution No. 1687
of the Housing Authority of the City of
Rahway adopted March 2, 2023

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

Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1688

DATE OF ADOPTION: MARCH 2, 2023

**APPROVAL FOR EXECUTIVE DIRECTOR TO SIGN MOU FOR THE
REDEVELOPMENT OF GLENDENNING HOMES**

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on March 2, 2023.

WHEREAS, the Rahway Housing; hereinafter referred to as Rahway and the Albert Group, LLC, herein after referred to as the Albert Group, are desirous of entering into a master development agreement for the development of Glendenning Homes located in the City of Rahway, State of New Jersey, consisting of 112 dwelling units, 17 townhouse style buildings including maintenance garage, maintenance shed, enrichment center and certain other non-dwelling facilities, and

WHEREAS, the form of the Master Development Agreement is annexed hereto as Exhibit A.

WHEREAS, the parties have negotiated the terms and conditions of the Master Development Agreement.

WHEREAS, the Authority believes it is in the best interest of the Authority to proceed with the Master Development Agreement pursuant to terms and agreements thereof.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the form of Master Development Agreement annexed hereto as Exhibit A and further hereby authorizes the execution of the same on behalf of the Authority by its Executive Director, Jennifer Maier.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the modifications to the ACOP and instructs the administration to implement the same as part of its ongoing Public Housing services and Section 8 services.

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
Gonzalez
Simon

NAYS

ABSTAIN

ABSENT

Thomas
Thomas-Petit

THE CHAIRPERSON THEREUPON declared that Resolution No. 1688 adopted.

I certify that the foregoing is a true
copy of resolution No. 1688
of the Housing Authority of the City of
Rahway adopted March 2, 2023



Jennifer Wenson Maier
Executive Director/Secretary

JWM
Resolution No. 1688
Adopted March 2, 2023

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1689

DATE OF ADOPTION: MARCH 2, 2023

**ACCEPT MODIFICATION TO THE ACOP REGARDING 51.B. DETERMINING
UNIT SIZE TO INCLUDE:**

- Females should be sharing rooms with other females.
- Males should be sharing rooms with other males.
- Two children of the same sex should not be sharing a room after one of the children becomes 18 years old.
- Females or males over the age of 18 should be sharing a room with another non-custodial adult of the same sex over 18.

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on March 2, 2023.

WHEREAS, the Rahway Housing Authority needs to comply with HUD recommendations for the HUD approved standards by sizing tenant families to live in appropriate sized units; and

WHEREAS, the Rahway Housing Authority hereby deems it appropriate for 18 year olds to have their own rooms, same sex children should share rooms; and same sex non-custodial adults should be sharing their room with another non-custodial adult of the same sex; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the modifications to the ACOP.

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
Gonzalez
Simon

NAYS

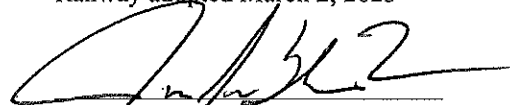
ABSTAIN

ABSENT

Thomas
Thomas-Petit

THE CHAIRPERSON THEREUPON declared that Resolution No. 1689 adopted.

I certify that the foregoing is a true
copy of resolution No. 1689
of the Housing Authority of the City of
Rahway adopted March 2, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1690

DATE OF ADOPTION: APRIL 13, 2023

**RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR PLAN, ANNUAL PLAN,
AND FY2023 CAPITAL FUND PROGRAM**

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on April 13, 2023:

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 2023 Capital Fund Grant and Capital Fund Program 5-Year Action Plan, and various certifications, hereinafter collectively referred to as the "2023 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 6, 2023 and conducted said Public Hearing on February 9, 2023 for the purpose of discussing the 2023 Annual CFP, the 2023 5-Year Plan as well as other 2023 Agency Submittals.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that they adopt the Authority's 5-Year Plan, the 2023 Annual CFP and 2023 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 14, 2023 for review and approval.

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

Brooks
Lesinski
Pekarofski
Simon
Thomas-Petit

NAYS

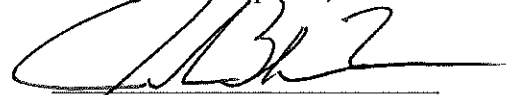
ABSTAIN

ABSENT

Thomas
Gonzalez

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1690 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 13, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1691

DATE OF ADOPTION: APRIL 13, 2023

**RATIFY APPROVAL TO SUBMIT THE UNION COUNTY COVID 19 GRANT
APPLICATION FOR THE FAMILY SITE PAVILION**

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on February 9, 2023 as Resolution 1686, however, due to a change in Board Members, this Resolution needs to be ratified:

WHEREAS, the County of Union has made available the Proposal Submission Application for the COVID 19 Grant; and

WHEREAS, the Application deadline was February 3, 2023 and the grant was awarded to the Housing Authority in the amount of \$46,500; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway hereby approves the ratification of the submission of the Application for the COVID 19 Grant for the Family Site Pavilion.

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

Brooks
Lesinski
Pekarofski
Simon
Thomas-Petit

NAYS

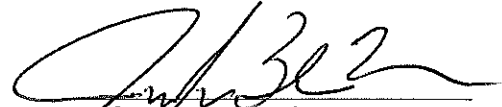
ABSTAIN

ABSENT

Gonzalez
Thomas

THE VICE CHAIRPERSON THEREUPON declared that Resolution No. 1691 adopted.

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



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1692

DATE OF ADOPTION: April 13, 2023

APPROVAL TO HIRE NW FINANCIAL GROUP, LLC FOR RAD FINANCIAL CONSULTING SERVICES FOR THE PERIOD COMMENCING APRIL 1, 2023 AND TERMINATING MARCH 31, 2024 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 April 13, 2023:

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 proposal 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 the Executive Director is authorized to retain NW Financial Group, LLC.

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

AYES

Brooks
Lesinski
Pekarofski
Simon
Thomas-Petit

NAYS

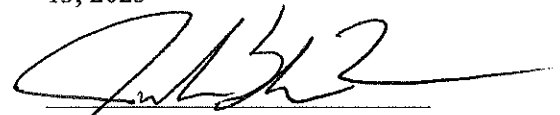
ABSTAIN

ABSENT

Gonzalez
Thomas

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1692 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 13, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1693

DATE OF ADOPTION: April 13, 2023

**APPROVAL TO HIRE THE METRO COMPANY, LLC FOR RAD HOUSING,
REDEVELOPMENT & FINANCIAL ADVISING SERVICES FOR THE PERIOD
COMMENCING APRIL 1, 2023 AND TERMINATING MARCH 31, 2024 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 April 13, 2023:

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 HOUSING, REDEVELOPMENT & FINANCIAL ADVISING 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 Pekarofski 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

Brooks
Lesinski
Pekarofski
Simon
Thomas-Petit

NAYS

ABSTAIN

ABSENT

Gonzalez
Thomas

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1693 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
13, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1694

DATE OF ADOPTION: April 13, 2023

APPROVAL TO HIRE NIXON PEABODY LLP FOR RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING FOR THE PERIOD COMMENCING APRIL 1, 2023 AND TERMINATING MARCH 31, 2024 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 April 13, 2023:

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

AYES

Brooks
Lesinski
Pekarofski
Simon
Thomas-Petit

NAYS

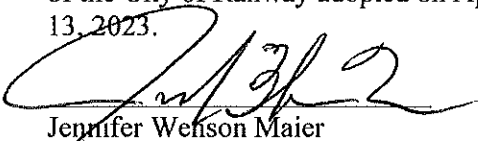
ABSTAIN

ABSENT

Gonzalez
Thomas

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1694 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 13, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1695

DATE OF ADOPTION: April 13, 2023

**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 April 13, 2023; and

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 provisions 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 the terms of the contract; and

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that the Contract of Executive Director, Jennifer Wenson Maier, for a term of employment from May 1, 2023 to April 30, 2028, as annexed hereto, is approved and the Chairman and Vice Chairman are authorized to execute the Agreement on behalf of the Authority.

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

Brooks

Lesinski

Pekarofski

Simon

Thomas-Petit

NAYS

ABSTAIN

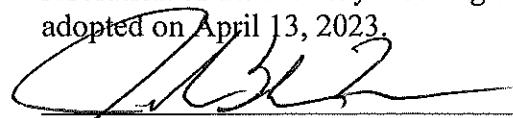
ABSENT

Gonzalez

Thomas

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1695 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on April 13, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1696

DATE OF ADOPTION: April 13, 2023

APPROVAL TO HIRE ROBERT GOMOLKA AS WORKING MAINTENANCE SUPERVISOR

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on April 13, 2023:

WHEREAS, due to the retirement of Rick Ansley on April 1, 2023, RHA needs to fill a long vacant position of Working Maintenance Supervisor as there is a need for an employee to organize the maintenance workers every morning, check on their progress and quality of their work, determine materials that need to be ordered and report back to the Executive Director; and

WHEREAS, Robert Gomolka has interviewed and is very interested in the position; and

WHEREAS, all current employees have worked with Robert Gomolka. Mr. Gomolka has performed construction work on all of the Housing Authority buildings, as either a part time contractor, or under Bayshore Contracting. The Executive Director is very familiar with the quality of his work and his work ethic as Bayshore performed all the work on the buildings that the current Executive Director supervised as the Housing Authority's former Architect. Mr. Gomolka has been in prior positions managing over 100 workers. He would be an excellent fit for the position due to his management and construction skills, knowledge of all employees' skills and RHA buildings. He also does not need any training for the position and he has the respect of the Maintenance Crew.

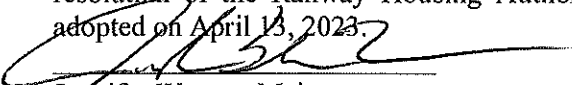
NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Authority that Robert Gomolka is hereby hired as full time Working Maintenance Supervisor effective May 1, 2023 at a starting salary of \$70,000 per year.

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:

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

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1696 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on April 13, 2023.


Jennifer Wenson Maier
Executive Director/Secretary

JWM
Resolution No. 1696
Adopted April 13, 2023

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1697

DATE OF ADOPTION: MAY 11, 2023

**RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY
HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR
JULY 1, 2023 TO JUNE 30, 2024**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on May 11, 2023:

WHEREAS, the regulation deadline for introduction of the Authority's Annual Budget beginning July 1, 2023 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 May 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 May 11, 2023.

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

Brooks
Pekarofski
Simon
Thomas-Petit

NAYS

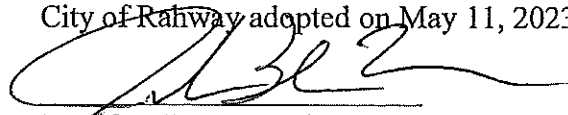
ABSTAIN

ABSENT

Gonzalez
Lesinski
Thomas

THE CHAIRPERSON thereupon declared Resolution No. 1697 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 11, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1698

DATE OF ADOPTION: MAY 11, 2023

APPROVING THE ANNUAL BUDGET, INCLUDING ALL RELATED SCHEDULES AND THE CAPITAL BUDGET/PROGRAM OF THE RAHWAY HOUSING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024.

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on May 11, 2023:

WHEREAS, the Annual budget for Rahway Housing Authority for the fiscal year beginning July 1, 2023 and ending June 30, 2024 has been presented before the governing body of the Rahway Housing Authority at its open public meeting of May 11, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$5,804,313.00, Total Appropriations including any Accumulated Deficit, if any, of \$5,730,359.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$791,754.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other 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 governing body of the Rahway Housing Authority, at an open public meeting held on May 11, 2023 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 1, 2023 and ending June 30, 2024, is hereby approved; and

JWM
Resolution No.1698
Adopted May 11, 2023

BE IT FURTHER RESOLVED, that the anticipated revenues 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 June 8, 2023.

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

Brooks
Pekarofski
Simon
Thomas
Thomas-Petit

NAYS

ABSTAIN

ABSENT

Gonzalez
Lesinski

THE CHAIRPERSON thereupon declared Resolution No. 1698 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 11, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1699

DATE OF ADOPTION: JUNE 8, 2023

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 8, 2023:

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	Reason
Jessie Holloman	\$3,169.58	Abandoned Unit, Hospitalized (Rent Balance)
Diamond Mack	\$1,184.00	Left Voluntarily (Rent Balance)
Anthony Schumacher	\$2,206.00	Hospitalized (Rent Balance)
Lisa Scudder	\$9,011.00	Unreported Income, (Legal Eviction due to repay default)
Maria Skirzenski	\$604.00	Died (Rent Balance)
Gurvinder Singh	\$3,533.00	Abandoned Unit (Legal Eviction)
Eugene Sojka	\$2,014.00	Left Voluntarily (Rent Balance)
Gerald Tappan	\$798.71	Died (Rent Balance)
Total	\$22,520.29	

(2022 Write-Off was \$2,336.00)

; 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 Rahway Housing Authority is pursuing all avenues to collect unpaid rent; and

NOW, THEREFORE, BE IT RESOLVED that for purposes of HUD compliance the aforementioned amounts totaling \$22,520.29 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

Brooks
Gonzalez
Lesinski
Pekarofski
Simon
Thomas

NAYS

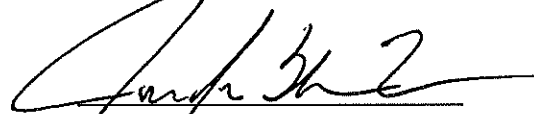
ABSTAIN

ABSENT

Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1699 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 8, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1700

DATE OF ADOPTION: JUNE 8, 2023

**SUBJECT: AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR
ACCOUNTING SERVICES FOR THE 2023 – 2024 FISCAL YEAR**

THE FOLLOWING RESOLUTION was presented by the Executive Director/
Secretary at a Regular Meeting held on June 8, 2023:

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 19, 2023 (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 1, 2023 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

JWM

Adopted Resolution No. 1700

June 8, 2023

David Ciarrocca, C.P.A. to serve as the Authority's 2022 Fiscal Year Accountant at a fee of \$30,900.00 (an increase of \$900 over 2022'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 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

Brooks
Gonzalez
Lesinski
Pekarofski
Simon
Thomas

NAYS

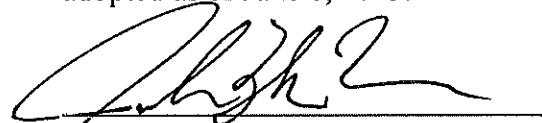
ABSENT

ABSTAIN

Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1700 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted as of June 8, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1701

DATE OF ADOPTION: JUNE 8, 2023

**SUBJECT: AWARD CONTRACT TO POLCARI & CO. FOR THE
AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR
ENDING JUNE 30, 2023**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 8, 2023.

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 2023 Fiscal Year books and records, which commences July 1, 2023 and shall terminate on June 30, 2024; 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 19, 2023 (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.

; and

WHEREAS, the proposal received in response to the RFP was opened at 3:00 PM on June 1, 2023 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:

<u>FIRM</u>	<u>RATING</u>
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 2022 Fiscal Year at a fee of \$12,000.00 (\$1,000 higher than the 2022 RFP).; 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

Brooks
Gonzalez
Lesinski
Pekarofski
Simon
Thomas

NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared Resolution No. 1701 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 8, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1702

DATE OF ADOPTION: JUNE 8, 2023

SUBJECT: AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD COMMENCING JULY 1, 2023 AND TERMINATING JUNE 30, 2024

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 8, 2023:

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, 2023 and terminating June 30, 2024; 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 19, 2023 (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 1, 2023 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, 2023 and terminating June 30, 2024 at a fee of \$20,700.00 (no increase from 2022).

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

AYES

Brooks
Gonzalez
Lesinski
Pekarofski
Simon
Thomas

NAYS

ABSTAIN

ABSENT

Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1702 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 8, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

2023 ADOPTED BUDGET RESOLUTION

Rahway Housing Authority

FISCAL YEAR: July 01, 2023 to June 30, 2024

WHEREAS, the Annual Budget and Capital Budget/Program for the Rahway Housing Authority for the fiscal year beginning July 01, 2023 and ending June 30, 2024 has been presented for adoption before the governing body of the Rahway Housing Authority at its open public meeting of June 8, 2023; 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 presented for adoption reflects Total Revenues of \$5,804,313.00, Total Appropriations, including any Accumulated Deficit, if any, of \$5,730,359.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$791,754.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Rahway Housing Authority at an open public meeting held on June 8, 2023 that the Annual Budget and Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 01, 2023 and ending June 30, 2024 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.



jmaier@rha165.org

(Secretary's Signature)

6/8/2023

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Rosa Brooks	✓			
Aisha Thomas-Petit				✓
James Pekarofski	✓			
Javier Gonzalez	✓			
Kyle Thomas	✓			
Robert Simon	✓			
Darren Lesinski	✓			

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1704

DATE OF ADOPTION: JUNE 8, 2023

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 8, 2023:

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

WHEREAS, RHA has a need for ESSG funds for:

Tenant Security Intercom System at Schaffhauser and Case Apartments	\$80,000
Security Cameras at Case Apartments	\$90,000
16 Security H/C Accessible Automatic Fire Exit/Entry Doors at Kennedy Apartments	<u>\$80,000</u>
Total	<u>\$250,000</u>

; and

WHEREAS, the Application deadline is June 28, 2023; and

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 Simon 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

Brooks
Gonzalez
Lesinski
Pekarofski
Simon
Thomas

NAYS

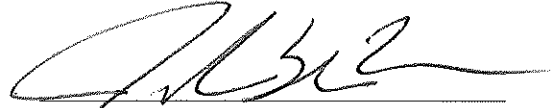
ABSTAIN

ABSENT

Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1704 adopted.

I certify that the foregoing is a true
copy of the resolution #1704 of the
Housing Authority of the City of Rahway
adopted June 8, 2023

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

Jennifer Wenson Maier

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1705

DATE OF ADOPTION JULY 6,

2023

APPROVING THE TERMINATION OF EMPLOYMENT OF DAVID

MACQUIRK

THE FOLLOWING RESOLUTION was presented by the Executive Director, Jennifer Wenson Maier at a regular meeting held on July 6, 2023, and

WHEREAS, information comes to the attention of the Housing Authority of the City of Rahway regarding the employment of David MacQuirk, and

WHEREAS, on July 6, 2023, a meeting was held regarding the employment of David MacQuirk and the employee received appropriate notice of his right to attend, and

WHEREAS, the employee advised the Executive Director that he declined to attend and participate in the meeting, and

WHEREAS, information was presented to the board by the Executive Director regarding the work and cause for termination of the employment of David MacQuirk.

WHEREAS, the Authority deems the activities of Mr. MacQuirk and the conduct of his employment as inappropriate and good cause for termination, and

WHEREAS, The Executive Director suspended the employee without pay effective June 23, 2023, and

WHEREAS, The Executive Director reviewed the works and files of the employee and revealed her findings to the Board and Executive session.

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Rahway Housing Authority that David MacQuirk be and hereby is terminated from

employment from the Housing Authority of the City of Rahway effective the date of his suspension, that being June 23, 2023.

For cause having been found for termination including misfeasance and malfeasance in office and/or negligence in the performance of duties the employee is hereby terminated.

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

Brooks
Gonzalez
Pekarofski
Simon
Thomas-Petit

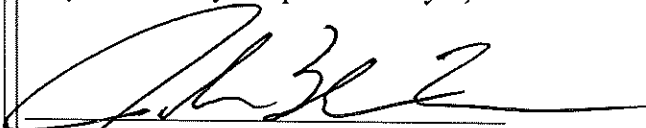
NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared Resolution No. 1705 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on July 6, 2023



Jennifer Wenson Maier

Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1706

DATE OF ADOPTION JULY 6,

2023

APPROVING THE TERMINATION OF EMPLOYMENT OF JANET

MACQUIRK

THE FOLLOWING RESOLUTION was presented by the Executive Director, Jennifer Wenson Maier at a regular meeting held on July 6, 2023, and

WHEREAS, information comes to the attention of the Housing Authority of the City of Rahway regarding the employment of Janet MacQuirk, and

WHEREAS, on July 6, 2023, a meeting was held regarding the employment of Janet MacQuirk and the employee received appropriate notice of her right to attend, and

WHEREAS, the employee advised the Executive Director that she declined to attend and participate in the meeting, and

WHEREAS, information was presented to the board by the Executive Director regarding the work and cause for termination of the employment of Janet MacQuirk.

WHEREAS, the Authority deems the activities of Ms. MacQuirk and the conduct of her employment as inappropriate and good cause for termination, and

WHEREAS, The Executive Director suspended the employee without pay effective June 23, 2023, and

WHEREAS, The Executive Director reviewed the works and files of the employee and revealed her findings to the Board and Executive session.

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Rahway Housing Authority that Janet MacQuirk be and hereby is terminated from employment from the Housing Authority of the City of Rahway effective the date of her suspension, that being June 23, 2023.

For cause having been found for termination including misfeasance and malfeasance in office and/or negligence in the performance of duties the employee is hereby terminated.

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

Brooks
Gonzalez
Pekarofski
Simon
Thomas-Petit

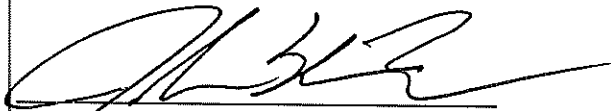
NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared Resolution No. 1706 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on July 6, 2023



Jennifer Wenson Maier

Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1707

DATE OF ADOPTION: JULY 27, 2023

SUBJECT: APPROVAL TO HIRE POLCARI AND CO. TO AUDIT BOOKKEEPERS OFFICE AT A MAXIMUM TO EXCEED AMOUNT OF \$20,000.

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on June 8, 2023.

WHEREAS, the Housing Authority of the City of Rahway (the "Authority") needs the services of a forensic auditor to audit the books and records of the Bookkeepers office for the 2022 Calendar Year and the 2023 Fiscal Year (commencing July 1, 2023 and terminating June 30, 2024); and

WHEREAS, Polcari and Co. has previously been hired via Resolution No.1701 on June 6, 2023 to provide auditing services for the 2023 Fiscal Year; and is best suited to provide a forensic audit due to their familiarity with the Rahway Housing Authority's 2022; and

WHEREAS, Polcari is best qualified to provide a forensic audit due to their familiarity with the Rahway Housing Authority's 2022 FY Audit and their having already been procured via RFP for the 2023 FY Audit; and

WHEREAS, the Commissioners of the Housing Authority of the City of Rahway have discussed the qualifications of the firm 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 Forensic Auditor is in the best interest of the Authority; and

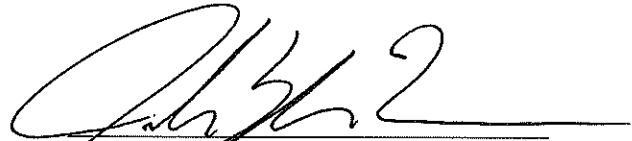
NOW, THEREFORE, BE IT RESOLVED, that the appropriate officers of the Authority are authorized and directed to execute a contract providing for the hiring of Polcari & Co. to perform the Forensic Audit for the Authority's 2022 and 2023 Fiscal Year at a fee of \$20,000.00; and

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>
Brooks			
Gonzalez			
Pekarofski			
Simon			
Lesinski			
Thomas			

THE CHAIRPERSON thereupon declared Resolution No. 1707 adopted.

I certify that the foregoing is a true copy of a resolution of the Housing Authority of the City of Rahway adopted on July 27, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1708

DATE OF ADOPTION: October 12, 2023

SUBJECT: APPROVAL OF THE 2024 FAIR MARKET RENT (FMR) TO UPDATE THE 2023 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2023 TO SEPTEMBER 30, 2024.

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on October 12, 2023:

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 2023 fair market rents with the revised 2024 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, RHA applied for and was granted an expedited regulatory waiver request allowing RHA to increase the HUD 2024 FMR by 1.2% due to the elevated rents in Rahway; 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 2023 FMR	Small Area 07065 FMR	HUD 2024 FMR		RHA 2023 Payment Standard	RHA Proposed 2024 Payment Standard	Percent Above 2024 HUD FMR
Studio	1129	1420	1379		1240	1654	1.2%
1 Bedroom	1338	1630	1590		1470	1908	1.2%
2 Bedroom	1606	1970	1916		1760	2299	1.2%
3 Bedroom	2038	2490	2424		2240	2908	1.2%
4 Bedroom	2394	2880	2800		2630	3360	1.2%

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Authority that the Authority hereby replaces its 2023 Payment Standards, adopted on September 8, 2022, with new Payment Standards for 2024 for RHA's Section 8 Program effective October 1, 2023. 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 Simon**, and on a roll call vote the Ayes and Nays were as follows:

AYES

Brooks
Gonzalez
Lesinski
Pekarofski
Simon
Thomas
Thomas-Petit

NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared Resolution No. 1708 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 12, 2023



Jennifer Wenson Maier
Secretary/Executive Director

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1709

DATE OF ADOPTION: October 23, 2023

SUBJECT: AUTHORITY TO EXECUTE DOCUMENTS AND IMPLEMENT PROVISIONS OF THE MASTER DEVELOPMENT AGREEMENT IN CONNECTION WITH THE RAD CONVERSION AND REDEVELOPMENT OF GLENDENNING HOMES, RAHWAY HOUSING AUTHORITY, RAHWAY, N.J.

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a special meeting on October 23, 2023:

WHEREAS, The Rahway Housing Authority (“RHA”), in Rahway NJ, entered into that certain Master Development Agreement (“MDA”) dated as of March 2, 2023, with The Alpert Group, LLC (“Developer”) relating to the conversion of assistance from public housing to Section 8 through the U. S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) and redevelopment (“Redevelopment”) of Glendenning Homes (Project NJ32-1, “Glendenning”), which is anticipated to include two phases (“Phase I and Phase II”).

WHEREAS, RHA and the Developer are moving forward with the Redevelopment and are currently in the planning process for both Phase I and Phase II of the Redevelopment, which includes applying for and assembling financing, hiring third-party vendors, gathering diligence, reviewing reports, seeking regulatory approvals from applicable governmental authorities, and other such activities relating to the Redevelopment, as contemplated in the MDA.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Rahway (“Board”) hereby authorizes the Executive Director to execute and deliver an option to enter into a ground lease (“Option”) with the Developer, upon such terms as she deems appropriate, in furtherance of the Redevelopment.

BE IT FURTHER RESOLVED, that the Board hereby authorizes the Executive Director to execute and deliver such documents, submit such applications, and perform such ancillary activities as the Executive Director may deem necessary or desirable in furtherance of the Redevelopment and implementation of the MDA, including without limitation execution of such documents as may be necessary or appropriate to submit to HUD and/or New Jersey Housing and Mortgage Finance Agency (“NJHMFA”), letters of intent with lenders and/or investors, contracts for predevelopment services, certifications relating to the Development, and other agreements, certifications, documents and instruments consistent with the MDA, all on such terms as the Executive Director may deem appropriate for the furtherance of the Redevelopment, provided that the Executive

JWM

Adopted Resolution No. 1709
October 23, 2023

Director shall seek Board approval prior to execution of any final closing documents transferring title in connection with the RAD conversion and Redevelopment.

BE IT FURTHER RESOLVED, that all actions previously taken by the Executive Director with respect to the preceding resolutions and the furtherance of the Redevelopment, be, and hereby are, ratified and 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

Brooks
Lesinski
Pekarofski
Simon

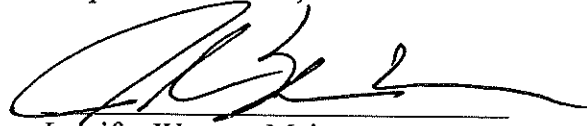
NAYS

ABSTAIN

ABSENT

THE CHAIRPERSON thereupon declared that Resolution No.1709 adopted.

I certify that the foregoing is a true
copy of the resolution of the Housing
Authority of the City of Rahway
adopted October 23, 2023



Jennifer Wenson Maier

Resolution of the Housing Authority of the City of Rahway

Resolution Number: 1710

Date of adoption: November 9, 2023

Subject: Employee Health Benefit Waiver Pursuant to Local Finance Notice 2016

THE FOLLOWING RESOLUTION was presented by the Executive Director, Jennifer Wenson Maier, Executive Director/ Secretary at a meeting held on November 9, 2023.

WHEREAS, payments to employees in lieu of receiving health benefits has been authorized pursuant to NJSA 52:14-17.31A, and 40A:10-17.1 authorizing local units providing employee health benefits through the state health benefits program (SHBP) for non-SHEP coverage, respectfully, to make annual payments to employees in exchange for waiving health coverage provided by the local unit.

WHEREAS, local units have sole discretion as to whether or not to offer employees payments for waiver of health benefits. Further, health benefits waiver payments are statutorily prohibited to being subject to collective bargaining process.

WHEREAS, in order to be eligible for annual waiver payment, the employee must be eligible for other health care coverage in addition to the local unit's coverage, (E.G., to a spouse or domestic partner).

WHEREAS, if the local unit is SHBP and the alternative coverage is under SHBP or the school employee's health benefits program SEHBP, the employee cannot receive a waiver payment, and

WHEREAS, upon adoption of this Resolution, an employee may waive all employer provided health benefits or a select benefit, for example an employee may elect to waive all other health coverage except for the local units dental benefit.

WHEREAS, the benefit waiver payments are calculated based on what the employer saves as a result of the employee not receiving the benefit being paid and are capped by statute. This means that when calculating the employee's waiver payment, the local unit must deduct the employee's health care contribution obligation from the total premium cost.

WHEREAS, the calculation must be updated annually based on changes to the total premium cost and the employee's health care contribution obligation.

JWM

Regular Meeting 11/9/23

Adopted Resolution # 1710

WHEREAS, waivers cannot exceed the lesser of 25% of the amount saved by the local unit as a result of the waiver or \$5,000.00 as set forth in local finance notice 2010-12

WHEREAS, the amount of the waiver payment, so long as it does not exceed the statutory maximum, is subject to the sole discretion of the local unit, in this instance the Housing Authority of the City of Rahway.

NOW THEREFORE BE IT RESOLVED, the Commissioners of the Housing Authority of the City of Rahway ("Board") hereby incorporate the foregoing **WHEREAS** clauses as true and correct in this Resolution as if set forth at length herein.

BE IT FURTHER RESOLVED, the Board hereby authorizes the payment of health benefit waiver payments in accordance with the law of the State of New Jersey, NJSA 52:14-17.31A and NJSA 40:A10-17.1 and local finances notices issued there under and specifically authorizes the Executive Director to implement and conduct the program in accordance with the laws of the State of New Jersey. For any employee who shall exercise health benefit waiver payment option, they shall sign a written agreement to waive the benefits annually and agree to the calculation of the payment pursuant to the law on an annual basis.

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

AYES

NAYS

ABSTAIN

ABSENT

Brooks

Lesinski

Pekarofski

Thomas

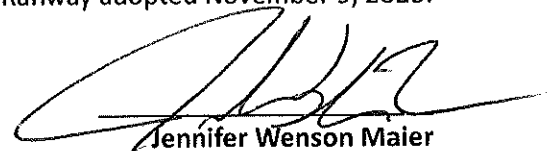
Simon

Thomas-Petit

Gonzalez

THE CHAIRPERSON thereupon declared that Resolution No.: 1710 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted November 9, 2023.


Jennifer Wenson Maier

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1711

DATE OF ADOPTION: NOVEMBER 9, 2023

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 9, 2023:

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

AYES

Brooks
Gonzalez
Pekarofski
Simon

NAYS

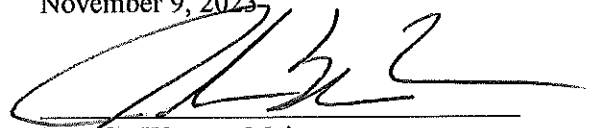
ABSTAIN

ABSENT

Lesinski
Thomas
Thomas-Petit

THE CHAIRPERSON thereupon declared Resolution No. 1711 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 9, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1712

DATE OF ADOPTION: DECEMBER 7, 2023

SUBJECT: APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 50 APPLICATION FOR ADA ACCESSIBLE DOORS AND INTERCOM SYSTEMS FOR SCHAFFHAUSER AND CASE APARTMENTS

THE FOLLOWING RESOLUTION was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on December 7, 2023:

WHEREAS, the County of Union has made available the Proposal Submission Application for the CDBG, Program Year 50 Grant; and

WHEREAS, the Application deadline was November 30, 2023; and

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 50 Grant for ADA Accessible Doors and Intercom Systems at Schaffhauser and Case Apartments.

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-Petit

NAYS

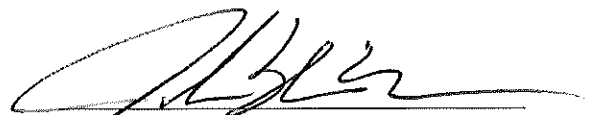
ABSTAIN

ABSENT

Brooks
Gonzalez
Thomas

THE CHAIRPERSON thereupon declared that Resolution No. 1712 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted December 7, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

Resolution of the Housing Authority of the City of Rahway

Resolution No. 1713 Date of Adoption December 7, 2023

Subject: Request that the New Jersey Legislature, Administration, & the New Jersey Departments of Labor, Banking and Insurance and Community Affairs limit budget increases for property/casualty insurance

The following resolution was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on December 7, 2023:

WHEREAS: Local Government is facing the largest budget increase for property/casualty insurance since the mid-1980s; and

WHEREAS: The property/casualty budget for the typical municipality has already experienced a 20% to 25% increase since 2021 and will experience another 12% to 20% increase in 2024; and

WHEREAS: New Jersey now has the highest workers' compensation premium rates in the country based on data from the U.S. Bureau of Labor Statistics; and

WHEREAS: Workers' Compensation escalated because New Jersey judges are now reopening cases up to four and five times, whereas in the past they rarely reopened a case more than once; and

WHEREAS: Workers' Compensation also escalated because of a 2021 Department of Labor decision that directed workers' compensation to pay many accidental disability claims that previously were paid by the pension plans; and

WHEREAS: Property premiums are increasing rapidly because the world-wide frequency of large natural disasters has almost tripled since 2000. New Jersey alone was hit with Hurricane Irene in 2011, Superstorm Sandy in 2012 and Tropical Storm Ida in 2021; and

WHEREAS: Property insurance premiums are also indexed to replacement values that have jumped because of supply chain issues and the labor shortage; and

WHEREAS: Cyber liability premiums have more than doubled in recent years. Organizations without strong cyber risk controls are finding it difficult to purchase any coverage.

NOW THEREFORE BE IT RESOLVED BY THE Housing Authority of the City of Rahway THAT:

- 1) The Legislature is urged to adopt budget and levy cap exemptions for property/casualty insurance and claims; and
- 2) The Administration and the Legislature should not adopt additional legislation or regulations that will increase municipal claims without a thorough and complete analysis of the cost; and

JWM

Approved Resolution No. 1713

Regular Meeting December 7, 2023

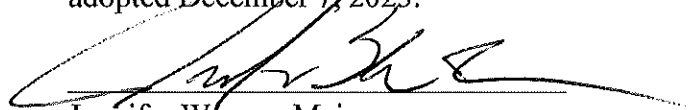
- 3) The New Jersey Department of Labor, the New Jersey Department of Banking and Insurance and the New Jersey Department of Community Affairs should meet with representatives of municipal government to discuss ways to reduce property/casualty costs.

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	Nays	Abstain	Absent
Lesinski			Brooks
Pekarofski			Gonzalez
Simon			Thomas
Thomas-Petit			

The Chairperson thereupon declared that resolution No. 1713 adopted.

I certify that the foregoing is a true
Copy of the resolution of the Housing
Authority of the City of Rahway
adopted December 7, 2023.



Jennifer Wenson Maier
Executive Director/Secretary

JWM

Approved Resolution No. 1713
Regular Meeting December 7, 2023

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1714

DATE OF ADOPTION: December 7, 2023

**SUBJECT: APPROVAL TO HIRE DGB CONSULTING GROUP FOR
GLENDENNING RELOCATION PLAN, PHASE I AT A
MAXIMUM NOT TO EXCEED AMOUNT OF \$15,000**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on December 7, 2023.

WHEREAS, the Housing Authority of the City of Rahway (the "Authority") needs the services of a RAD Relocation Plan Specialist for the 2024 Calendar Year; and

WHEREAS, DGB Consulting Group has specialized knowledge regarding the complexities and multiple ongoing changes to the HUD requirements for RAD Relocation Plans. DGB has also worked with NW Financial on prior RAD projects and highly recommends them due to their sensitivity to individual tenants needs in the relocation process.

WHEREAS, the Commissioners of the Housing Authority of the City of Rahway have discussed the qualifications of the firm that submitted a proposal and it is the conclusion of the Commissioners of the Authority that based upon the proposal submitted by DGB Consulting Group to be the Authority's RAD Relocation Plan Specialist 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 DGB Consulting Group as the Authority's RAD Relocation Plan Specialist for the 2024 Calendar year at a maximum not to exceed fee of \$15,000; and

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

Brooks
Gonzalez
Thomas

THE CHAIRPERSON thereupon declared Resolution No. 1714 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 7, 2023.

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

Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1715

DATE OF ADOPTION: DECEMBER 7, 2023

**SUBJECT: RESOLUTION APPOINTING FUND COMMISSIONER FOR
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT
INSURANCE FUND (JIF) FOR FUND YEAR 2024**

THE FOLLOWING RESOLUTION was presented by the Executive Director/Secretary at a Regular Meeting held on December 7, 2023:

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 2024.

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

Brooks
Gonzalez
Thomas

THE CHAIRPERSON thereupon declared Resolution No. 1715 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 7, 2023



Jennifer Wenson Maier
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1716

DATE OF ADOPTION: DECEMBER 7, 2023

**SUBJECT: EXECUTIVE DIRECTOR TO CARRY OVER UNUSED
VACATION TIME INTO 2024**

THE FOLLOWING RESOLUTION was presented by James Pekarofski, Chairperson, at a Regular Meeting held on December 7, 2023:

WHEREAS, the Executive Director was not able to take remaining vacation days for 2023 due to RAD project; and

WHEREAS, the Executive Director will use these vacation days during the first quarter of 2024.

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 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-Petit

NAYS

ABSTAIN

ABSENT

Brooks
Gonzalez
Thomas

THE CHAIRPERSON thereupon declared Resolution No. 1716 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 7, 2023



Jennifer Wenson Maier
Executive Director/Secretary