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RES #	DESCRIPTION	DATE
1717	Resolution Authorizing Adoption of a 5-Year Plan, Annual Plan, And FY2024 Capital Fund Program	4/11/2024
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1719	Ratifying the Late Introduction and Submission of Rahway Housing Authority's Annual Budget for the Fiscal Year July 1, 2024 to June 30, 2025	5/9/2024
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1721	Approving Shared Service Agreement with the Lakewood Housing Authority and the Rahway Housing Authority for Bookkeeping/Training Services	5/9/2024
1722	Adoption of the Annual Budget and Capital Budget for the Fiscal Year Beginning July 01, 2024 and Ending June 30, 2025	6/13/2024
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1724	Award Contract to Polcari & Co. for the Authority's Annual Audit for the Fiscal Year Ending June 30, 2024	6/13/2024
1725	Award Contract to David Ciarrocca, C.P.A. for Accounting Services for the 2024-2025 Fiscal Year	6/13/2024
1726	Approval to Hire NW Financial Group, LLC for RAD Financial Consulting Services for the Period Commencing July 1, 2024 and Terminating June 30, 2025 to Assist with Redevelopment of the Family Site.	6/13/2024
1727	Approval to Hire Metro Company, LLC for RAD Housing, Redevelopment, & Financial Advising Services for the Period Commencing July 1, 2024 and Terminating June 30, 2025 to Assist with Redevelopment of the Family Site	6/13/2024
1728	Approval to Hire Nixon Peabody LLP for RAD Attorney for HUD Regulatory Advice for RAD Conversion & PHA Repositioning for the Period Commencing July 1, 2024 and Terminating June 30, 2025 to Assist with Redevelopment of the Family Site	6/13/2024
1729	Write-Off Accounts Receivable for Prior Tenants who Ceased Tenancy with Amounts Still Due	6/13/2024
1730	Salary Increases Effective July 1, 2024	6/13/2024
1731	Authorizing the Executive Director to Accept the RFP Submitted by Mirkhel IT & Consulting Services to Replace Phone Equipment & Phone Service Changing to VOIP	6/13/2024
1732	Approval of Revised ACOP (Admission and Continued Occupancy Policy) Effective July 11, 2024	7/11/2024
1733	Approval of the Fair Market Rent (FMR) to Update the 2024 FMR at the 40th Percentile as Payment Standard for the Section 8 Rent Subsidy Program for the Twelve Month Period Starting October 1, 2024 to September 30, 2025	9/12/2024

1734	Resolution of Support and Agreement to create a partnership which will include the Rahway Housing Authority as Community-Based Non-Profit Organization (CBO), City of Rahway (Local Government), the Rahway School District and Rahway Parking Authority (Collaborating Entities and Sub-Awardees) to submit a Community Change Grant application to the Environmental Protection Agency (EPA)	9/12/2024
1735	Approval to submit the Community Development Block Grant (CDBG) Program Year 51 application for ADA Accessible Elevator Upgrade at the Courtyard of 224 W. Grand Avenue, John F. Kennedy Apartments	11/14/2024
1736	Resolution designating a public agency compliance officer (P.A.C.O.)	11/14/2024
1737	Resolution appointing fund commissioner for New Jersey Public Housing Authority Joint Insurance Fund (JIF) for fund year 2025	12/12/2024

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

**RESOLUTION NO. 1717**

**DATE OF ADOPTION: APRIL 11, 2024**

**RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR PLAN, ANNUAL PLAN,  
AND FY2024 CAPITAL FUND PROGRAM**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a regular meeting held on April 11, 2024:

**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 2024 Capital Fund Grant and Capital Fund Program 5-Year Action Plan, and various certifications, hereinafter collectively referred to as the "2024 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 March 12, 2024, and conducted said Public Hearing on March 15, 2024, and also publicly advertised on March 22, 2024, and conducted a second Public Hearing on April 11, 2024, for the purpose of discussing the 2024 Annual CFP, the 2024 5-Year Plan as well as other 2024 Agency Submittals.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Authority that they adopt the Authority's 5-Year Plan, the 2024 Annual CFP and 2024 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 12, 2024 for review and approval.

**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

**NAYS**

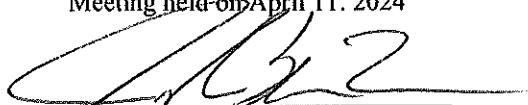
**ABSTAIN**

**ABSENT**

Gonzalez  
Brooks  
Thomas-Petit

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1717 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 11, 2024



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1718**

**DATE OF ADOPTION: April 11 2024**

**SUBJECT:** CONFIRMATION AND APPROVAL OF THE 2024 FLAT RENTS TO UPDATE THE 2024 FLAT RENTS IN ACCORDANCE WITH HUD PUBLIC HOUSING RENT PROGRAMS OR THE TWELVE MONTH PERIOD STARTING JANUARY 1, 2024, TO DECEMBER 30, 2024.

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on April 11, 2024:

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

**WHEREAS**, HUD allows that the Authority adopt Flat Rent standards for the 8 Program; and

**WHEREAS**, the Authority has determined to replace the current 2023 flat rents with the revised 2024 flat rents in accordance with Flat Rate submission requirements of HUD including PIH 2017 and PIH 2021-2024, effective January 1, 2024 and

**WHEREAS**, HUD allowed Public Housing Authority's to exercise flexibility and establish alternate requirements in accordance with the terms of moving to work and approved annual plan.

Flat Rents have been updated as follows:

Apartment Size	New 2024 (Utilities Included)	Old 2023 (Utilities Included)	New 2024 (Utilities Not Included)	Old 2023 (Utilities Not Included)
Efficiency	\$ 1,103.00	\$ 935.00	\$ 1,068.00	\$ 903.00
1 Bedroom	\$ 1,272.00	\$ 1,102.00	\$ 1,230.00	\$ 1,070.00
2 Bedroom (574)	\$ 1,532.00	\$ 1,337.00	\$ 1,472.00	\$ 1,284.00
3 Bedroom (574)	\$ 1,939.00	\$ 1,690.00	\$ 1,871.00	\$ 1,630.00
3 Bedroom - Ruby	\$ 1,939.00	\$ 1,794.00	\$ 1,747.00	\$ 1,630.00
4 Bedroom - Ruby	\$ 2,240.00	\$ 2,102.00	\$ 2,033.00	\$ 1,915.00

**NOW, THEREFORE, BE IT RESOLVED**, the foregoing **WHEREAS** clauses are adopted as true and incorporated herein as if set forth here at length.

**IT IS FURTHER RESOLVED**, that the Authority hereby confirms, approves and replaces its 2023 Flat Rents with new Flat Rents for Public Housing effective January 1, 2024. Any Annual Recertifications or Interim Recertifications that are performed effective January 1, 2024, will reflect the above increase where applicable.

**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

**NAYS**

**ABSTAIN**

**ABSENT**

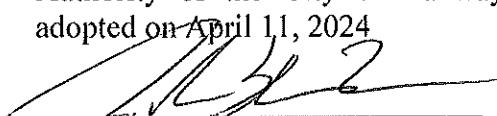
Gonzalez

Brooks

Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1718 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 11, 2024



Jennifer Wenson Maier,  
Executive Director/Secretary

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

**RESOLUTION NO. 1719**

**DATE OF ADOPTION: MAY 9, 2024**

**RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY  
HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR  
JULY 1, 2024 TO JUNE 30, 2025**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on May 9, 2024:

**WHEREAS**, the regulation deadline for introduction of the Authority's Annual Budget beginning July 1, 2024 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 9, 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  
Brooks  
Simon  
Thomas

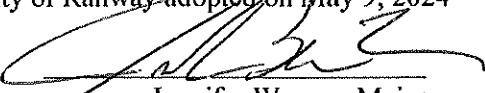
**NAYS**

**ABSTAIN**

Gonzalez  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1719 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 9, 2024



Jennifer Wenson Maier  
Executive Director/Secretary

**PHA Board Resolution**  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp.12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Rahway Housing Authority  
PHA Code: NJ 032

PHA Fiscal Year Beginning: July 1, 2024 Board Resolution Number: 1720

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

Operating Budget approved by Board resolution on: May 09, 2024

Operating Budget submitted to HUD, if applicable, on: \_\_\_\_\_

Operating Budget revision approved by Board resolution on: \_\_\_\_\_

Operating Budget revision submitted to HUD, if applicable, on: \_\_\_\_\_

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: <b>Mr. James Pekarofski</b>	Signature:	Date: <b>5/9/24</b>
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**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY**

**RESOLUTION NO. 1721**

**DATE OF ADOPTION: MAY 9, 2024**

**SUBJECT: APPROVING SHARED SERVICE AGREEMENT BETWEEN THE LAKEWOOD HOUSING AUTHORITY AND THE RAHWAY HOUSING AUTHORITY FOR BOOKKEEPING/TRAINING SERVICES**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on May 9, 2024:

**WHEREAS**, the Lakewood Housing Authority (the “LHA”) has a desire to maximize revenue opportunities due to lost revenues from reduced HUD subsidies; and

**WHEREAS**, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1, et seq.), permits, authorizes, and encourages public bodies to enter into agreements with each other for cost saving purposes; and

**WHEREAS**, the Rahway Housing Authority (RHA) has determined that it is in need of bookkeeping/training services and reached out to the LHA regarding providing such services; and

**WHEREAS**, the LHA has a highly qualified employee, Teresa Acosta, who possesses the expertise and experience to provide the RHA’s bookkeeping/training service needs; and

**WHEREAS**, the parties have determined it to be in their mutual best interest to enter into a Shared Service Agreement for bookkeeping/training services at a rate of Sixty and 00/100 Dollars (\$60.00) per hour; and

**WHEREAS**, both the LHA and RHA recognize the value and economic benefit in shared bookkeeping/training services and desire to enter into a Shared Services Agreement whereby the LHA will designate Teresa Acosta to work on RHA matters as needed for approximately seven (7) hours per work week and no more than fourteen (14) hours per work week; and

**WHEREAS**, counsel has reviewed and approved the Shared Services Agreement to be entered into with the RHA;

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Rahway Housing Authority hereby approves entering into the Shared Service Agreement (see attached), between the Lakewood Housing Authority and the Rahway Housing Authority for bookkeeping/training services effective April 1, 2024 and that the Executive Director is hereby authorized to execute said agreement and to take any and all necessary administrative actions to implement this Resolution.

**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:

JWM  
May 9, 2024 Regular Meeting  
Adopted Resolution #1721

**AYES**  
Pekarofski  
Lesinski  
Brooks  
Simon  
Thomas

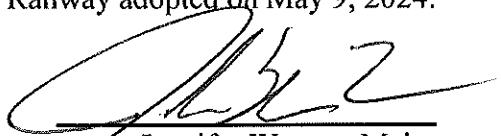
**NAYS**

**ABSTAIN**

**ABSENT**  
Gonzalez  
Thomas-Petit

**THE CHAIRPERSON** thereupon declared Resolution No. 1721 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 9, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

JWM  
May 9, 2024 Regular Meeting  
Adopted Resolution #1721

# 2025 ADOPTED BUDGET RESOLUTION #1722

## Rahway Housing Authority

**FISCAL YEAR: July 01, 2024 to June 30, 2025**

WHEREAS, the Annual Budget and Capital Budget/Program for the Rahway Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 has been presented for adoption before the governing body of the Rahway Housing Authority at its open public meeting of June 13, 2024; 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 \$6,066,756.00, Total Appropriations, including any Accumulated Deficit, if any, of \$6,062,692.00, 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 13, 2024 that the Annual Budget and Capital Budget/Program of the Rahway Housing Authority for the fiscal year beginning July 01, 2024 and ending June 30, 2025 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)

6/13/2024

(Date)

### Governing Body Recorded Vote

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

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

**RESOLUTION NO. 1723  
13, 2024**

**DATE OF ADOPTION: JUNE**

**SUBJECT: AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY  
AT LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD  
COMMENCING JULY 1, 2024 AND TERMINATING JUNE 30, 2025**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 13, 2024:

**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, 2024 and terminating June 30, 2025; 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 17, 2024 (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 3, 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  
; and**

**100**

**JWM**

Approved Resolution No. 1723  
Regular Meeting June 13, 2024

**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, 2024 and terminating June 30, 2025 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 Simon** made a motion to adopt the above resolution, which was seconded by **COMMISSIONER Brooks**, and on a roll call vote the Ayes and Nays were as follows:

**AYES**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

Thomas

**ABSENT**

**THE CHAIRPERSON** thereupon declared Resolution No. 1723 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 13, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

JWM

Approved Resolution No. 1723  
Regular Meeting June 13, 2024

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

**RESOLUTION NO. 1724**

**DATE OF ADOPTION: JUNE 13, 2024**

**SUBJECT: AWARD CONTRACT TO POLCARI & CO. FOR THE  
AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR ENDING  
JUNE 30, 2024**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on June 13, 2024.

**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 2024 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 17, 2024 (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 3, 2024 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:

<b><u>FIRM</u></b>	<b><u>RATING</u></b>
<b>Polcari &amp; Co.</b>	<b>100</b>

**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 2023 Fiscal Year at a fee of \$13,000.00 (\$1,000 higher than the 2023 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**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

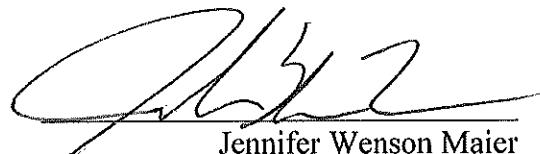
**NAYS**

**ABSTAIN**

Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1724 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 13, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1725**

**DATE OF ADOPTION: JUNE 13, 2024**

**SUBJECT: AWARD CONTRACT TO DAVID CIARROCCA, C.P.A.  
FOR ACCOUNTING SERVICES FOR THE 2024 – 2025 FISCAL YEAR**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/ Secretary at a Regular Meeting held on June 13, 2024:

**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 17, 2024 (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 3, 2024 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

JWM

Adopted Resolution No. 1725  
Regular Meeting June 13, 2024

**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 2024 Fiscal Year Accountant at a fee of \$32,100.00 (an increase of \$2,100 over 2023's fee); and

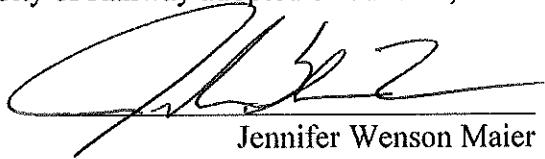
**BE IT FURTHER RESOLVED**, that this contract has been awarded under competitive proposal procurement procedures, as more fully described at 24 CFR 85.36 and PIH Notice 90-47, and as a "Professional Service" under New Jersey Local Public Contracts Law, was procured fulfilling all requirements under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

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

**THE CHAIRPERSON** thereupon declared Resolution No. 1725 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 13, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1726**

**DATE OF ADOPTION: June 13, 2024**

**APPROVAL TO HIRE NW FINANCIAL GROUP, LLC FOR RAD FINANCIAL  
CONSULTING SERVICES FOR THE PERIOD COMMENCING JULY 1, 2024 AND  
TERMINATING JUNE 30, 2025 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 June 13, 2024:

**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** 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**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Thomas

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1726 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  
13, 2024



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1727**

**DATE OF ADOPTION: JUNE 13, 2024**

**APPROVAL TO HIRE THE METRO COMPANY, LLC FOR RAD HOUSING,  
REDEVELOPMENT & FINANCIAL ADVISING SERVICES FOR THE PERIOD  
COMMENCING JULY 1, 2024 AND TERMINATING JUNE 30, 2025 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 June 13, 2024:

**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** 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**  
Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**  
Thomas

**THE CHAIRPERSON THEREUPON** declared Resolution No. 1727 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  
13, 2024



Jennifer Wenson Maier  
Executive Director/Secretary

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF RAHWAY

RESOLUTION NO. 1728

DATE OF ADOPTION: JUNE 13, 2024

**APPROVAL TO HIRE NIXON PEABODY LLP FOR RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING FOR THE PERIOD COMMENCING JULY 1, 2024 AND TERMINATING JUNE 30, 2025 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 June 13, 2024:

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

AYES  
Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

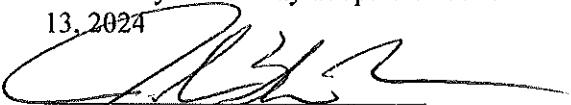
NAYS

ABSTAIN

ABSENT  
Thomas

THE VICE CHAIRPERSON THEREUPON declared Resolution No. 1728 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  
13, 2024

  
Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1729**  
13, 2024

**DATE OF ADOPTION: JUNE**

**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 13, 2024:

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

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

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

<b>Tenant Name</b>	<b>Amount</b>
Arlene Brown – Deceased	\$18.00
Barbara Zipkas – Left for Medical Reasons	\$2526.00
Carol Mello – Left for Medical Reasons	\$361.84
Jacqueline Castellano – Vacated. Left the State.	\$71.00
James Franklin – Deceased	\$264.50
Kathy Might – Abandoned Unit	\$2287.81*
Latesha Watkins – Court. Tenant left without paying	\$3883.37*
Maria Garcia – Deceased	\$249.00
Robert Lewczak – Deceased	\$408.52
Yakina Kelly – Court. Tenant left without paying	\$17,595.44*
<b>Total</b>	<b>\$27,665.48</b>

(2023 Write-Off was \$22,520.29)

; 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 the death of a tenant, 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 \$27,665.48 are hereby written off as uncollectible debts.

**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**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1729 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 13, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1730**

**DATE OF ADOPTION: JUNE 13, 2024**

**SUBJECT: SALARY INCREASES EFFECTIVE JULY 1, 2024**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Regular Meeting held on June 13, 2024:

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

**WHEREAS**, the Rahway Housing Authority Executive Director requested the following salary increases effective July 1, 2024:

- 4% cost of living increases for all employees except Martha Villagran, based on 2022 salary due to no increase in 2023 and post covid inflation.
- 2% cost of living increase for Martha Villagran starting on 9/1/24.
- \$1,000 merit increase for Maria Mandry.
- \$1,000 training increase for Phyllis Gadson, Sabrina Newkirk & Diana Cortes-Rubiano.
- \$2,000 merit increase for Shawn Colvin & Jose Emilio Abreu.
- \$10,000 merit/training increase for Gianella Salinas and Rodney Cabezas, with another \$5,000 level increase to Property Manager on July 1, 2025.
- \$5,000 merit increase for Robert Gomolka.
- Michael Ward increase from \$16/hr to \$18/hr.
- Jaime Amador increase from \$17.24/hr to \$19/hr.

**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**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

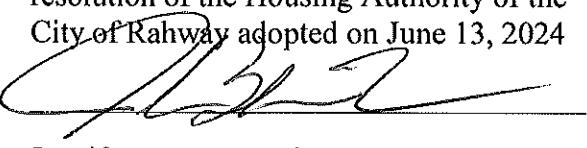
Thomas

JWM

Adopted Resolution No. 1730  
Regular Meeting June 13, 2024

**THE CHAIRPERSON** thereupon declared Resolution 1730 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 13, 2024



Jennifer Wenson Maier  
Executive Director/Secretary

JWM  
Adopted Resolution No. 1730  
Regular Meeting June 13, 2024

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

**RESOLUTION NO. 1731**

**DATE OF ADOPTION: JUNE 13, 2024**

**SUBJECT: AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ACCEPT THE RFP SUBMITTED BY MIRKHEL IT & CONSULTING  
SERVICES TO REPLACE PHONE EQUIPMENT AND PHONE SERVICE  
CHANGING TO VOIP**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a special meeting held on June 13, 2024:

**WHEREAS**, the Rahway Housing Authority wishes to change their phone service provider; and

**WHEREAS**, three quotes were received from the following companies:

Windstream

Comcast

Mirkhel

**WHEREAS**, Mirkhel has the most complete phone service, phone equipment, ongoing service, integration with our network, and staff training, for the devices; and

**WHEREAS**, RHA has checked references and is confident that Mirkhel 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 attached proposal from Mirkhel.

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

**AYES**

Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**

Thomas

JWM

Adopted Resolution No. 1731  
Regular Meeting June 13, 2024

**THE CHAIRPERSON** thereupon declared Resolution No. 1731 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 13, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

JWM  
Adopted Resolution No. 1731  
Regular Meeting June 13, 2024

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

**RESOLUTION NO. 1732**

**DATE OF ADOPTION: July 11, 2024**

**SUBJECT:** Approval of revised ACOP (Admission and Continued Occupancy Policy)  
Effective July 11, 2024

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director/Secretary, at a Special Meeting held on July 11, 2024:

**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 has been available for review by the public for 45 days and will be available for review at the Regular Meeting; and

**WHEREAS**, this meeting and the available review of the "New" ACOP was publicly advertised as required 45 days prior to this special meeting. Implementation to be determined.

**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**  
Gonzalez  
Lesinski  
Pekarofski  
Brooks  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1732 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 11, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1733**

**DATE OF ADOPTION: September 12, 2024**

**SUBJECT:** APPROVAL OF THE 2024 FAIR MARKET RENT (FMR) TO UPDATE THE 2024 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2024 TO SEPTEMBER 30, 2025.

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on September 12, 2024:

**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 2024 fair market rents with the revised 2025 fair market rents at the 40<sup>th</sup> percentile as this applies to the City of Rahway; and

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

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

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

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

JWM

Approved Resolution No. 1733  
Regular Meeting September 12, 2024

	<b>HUD 2024 FMR</b>	<b>2025 Small Area 07065 FMR</b>	<b>HUD 2025 FMR</b>		<b>RHA 2024 Payment Standard</b>	<b>RHA Proposed 2025 Payment Standard</b>	<b>Percent Above 2025 HUD FMR</b>
Studio	1379	1610	1551		1654	1706	1.1%
1 Bedroom	1590	1830	1768		1908	1944	1.1%
2 Bedroom	1916	2220	2140		2299	2354	1.1%
3 Bedroom	2424	2800	2695		2908	2964	1.1%
4 Bedroom	2800	3180	3065		3360	3371	1.1%

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Authority hereby replaces its 2024 Payment Standards, adopted on October 12, 2023, with new Payment Standards for 2025 for RHA's Section 8 Program effective October 1, 2024. 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 Thomas** 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  
Brooks  
Simon  
Thomas

**NAYS**

**ABSTAIN**

**ABSENT**

Gonzalez

**THE CHAIRPERSON** thereupon declared Resolution No. 1733 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 12, 2024



Jennifer Wenson Maier  
Secretary/Executive Director

JWM

Approved Resolution No. 1733  
Regular Meeting September 12, 2024

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

**RESOLUTION NO. 1734  
SEPTEMBER 12, 2024**

**DATE OF ADOPTION:**

**SUBJECT:** Resolution of Support and Agreement to create a partnership which will include the Rahway River Watershed Association as Community-Based Non-Profit Organization (CBO), City of Rahway (Local Government), the Rahway Housing Authority, The Rahway School District and the Union County Utilities Authority (Collaborating Entities and Sub-Awardees) to submit a Community Change Grant application to the Environmental Protection Agency (EPA)

**THE FOLLOWING RESOLUTION** was presented by Executive Director, Jennifer Maier, at a Regular Meeting held on: September 12, 2024

**WHEREAS**, EPA's new Environmental and Climate Justice Community Change Grants program (Community Change Grants) has announced a Notice of Funding Opportunity (NOFO) for approximately \$2 billion dollars in Inflation Reduction Act (IRA) funds in environmental and climate justice activities to benefit disadvantaged communities through projects that reduce pollution, increase community climate resilience, and build community capacity to address environmental and climate justice challenges. These place-based investments will be focused on community-driven initiatives to be responsive to community and stakeholder input. They are designed to deliver on the transformative potential of the IRA for communities most adversely and disproportionately impacted by climate change, legacy pollution, and historical disinvestments.

**WHEREAS**, it is the goal of the Rahway River Watershed Association, City of Rahway, the Rahway Housing Authority, the Rahway School District and the Union County Utilities Authority to reduce and prevent pollution, to build resilience to climate change and to mitigate current and future climate risks, enhance meaningful involvement in government processes related to environmental and climate justice, expand access to high-quality jobs and economic opportunity through workforce development, and bolster community strength by ensuring that local residents receive the benefits of investments and have the opportunity to build on them for current and future generations; and

**WHEREAS**, the goals of this grant application are as follows:

- Replace fleet vehicles for grant partners with electric vehicles.
- Install charging stations for fleet vehicles.
- Install charging stations for public use within walking distance of multi-family buildings and train station in the downtown shopping area along a transportation corridor.

JWM

Approved Resolution No. 1734  
Regular Meeting September 12, 2024

- Install charging stations and electric vehicles at each of 4 public housing locations in the city for ride share use by the residents to reduce the need for the added expense of vehicle ownership.
- Install air monitoring station on 5 story roof of the Schaffhauser building
- Install pedestal solar at parking lots owned by the grant partners.
- Implement geothermal technology where applicable at buildings owned by the grant applicants.
- Present information regarding climate change to community groups encouraging public engagement.
- Meet with homeowners in the area of the City designated as CESJT Disadvantaged (Climate & Economic Justice Screening Tool) to educate the residents on Climate Change and include in the grant application those willing to have solar panels installed on their roofs and residential electrical recharge stations at their driveways. This would most likely include a roof replacement and electrical panel upgrade.
- Reach out to industries providing green jobs to request job training and employment for residents in areas of the City designated as CESJT Disadvantaged.
- Asbestos flooring removal and improved air filtration at the schools.
- Plant carbon sink trees and native water filtering plants along Rahway River behind the Union County Improvement Authority and Rahway River Watershed Association.

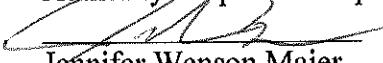
**NOW THEREFORE, BE IT RESOLVED** by the Rahway Housing Authority that the forgoing whereas clauses are found to be appropriate and approved.

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

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

**THE CHAIRPERSON** thereupon declared Resolution 1734 adopted.

I certify that the foregoing is a true copy of a resolution of the Rahway Housing Authority adopted on September 12, 2024.

  
Jennifer Wenson Maier  
Secretary/Executive Director

JWM

Approved Resolution No. 1734  
Regular Meeting September 12, 2024

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

**RESOLUTION NO. 1735**

**DATE OF ADOPTION: NOVEMBER 14, 2024**

**SUBJECT: APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM YEAR 51 APPLICATION FOR ADA  
ACCESSIBLE ELEVATOR UPGRADE AT THE COURTYARD OF 224 W.  
GRAND AVENUE, JOHN F. KENNEDY APARTMENTS**

**THE FOLLOWING RESOLUTION** was presented by Jennifer Wenson Maier, Executive Director /Secretary, at a regular meeting held on November 14, 2024:

**WHEREAS**, the County of Union has made available the Proposal Submission Application for the CDBG, Program Year 51 Grant; and

**WHEREAS**, the Application deadline is November 26, 2024; and

**WHEREAS**, KONE announced that the V3F16L drives installed between the years of 2004 through 2011 are obsolete due to the fact that a microprocessor that is critical to the design and function of the drive was no longer manufactured. KONE issued a large purchase to the manufacturer to support units that are in operation. Replacement stock has been depleted. KONE proposes a drive upgrade to the KONE KDL 16 Drive. KONE will furnish and install a new KDL 16 drive. Once installed the drive will be adjusted for safe and proper functionality;

**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 51 Grant for ADA Accessible Elevator Upgrade.

**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  
Brooks  
Simon

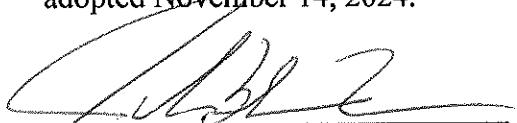
**NAYS**

**ABSTAIN**

**ABSENT**  
Gonzalez  
Thomas

**THE CHAIRPERSON** thereupon declared that Resolution No. 1735 adopted.

I certify that the foregoing is a true copy of the resolution of the Housing Authority of the City of Rahway adopted November 14, 2024.



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1736**

**DATE OF ADOPTION: NOVEMBER 14, 2024**

**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 14, 2024:

**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** 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  
Brooks  
Simon

**NAYS**

**ABSTAIN**

**ABSENT**  
Gonzalez  
Thomas

**THE CHAIRPERSON** thereupon declared Resolution No. 1736 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 14, 2024



Jennifer Wenson Maier  
Executive Director/Secretary

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

**RESOLUTION NO. 1737** **DATE OF ADOPTION: DECEMBER 12, 2024**

**SUBJECT: RESOLUTION APPOINTING FUND COMMISSIONER FOR  
NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT  
INSURANCE FUND (JIF) FOR FUND YEAR 2025**

**THE FOLLOWING RESOLUTION** was presented by the Executive Director/Secretary at a Regular Meeting held on December 12, 2024:

**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 2025.

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

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

**THE CHAIRPERSON** thereupon declared Resolution No. 1737 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  
12, 2024 *[Signature]*

Jennifer Wenson Maier  
Executive Director/Secretary

JWM  
Approved Resolution No. 1737  
Regular Meeting December 12, 2024