(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9413

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR JANUARY 2025.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, the Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for January needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of January 2025 are to be paid and the total amount is $667,673.28. This amount does not include the bills paid during the month of January of $51,088.95 for a total amount of January bills of $718,762.23.

2) This Resolution takes effect immediately.

Commissioner DAVIS seconded the motion. Edghill

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers			X	X	D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.				X					

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on January 21, 2025

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9414

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINIELD TO AWARD A CONTRACT FOR MONTHLY MAINTENANCE SERVICES OF FOUR (4) ELEVATORS AT RICHMOND TOWERS TO THE NEW YORK ELEVATOR COMPANY FOR A DURATION OF ONE YEAR IN THE AMOUNT OF ONE THOUSAND SIX HUNDRED DOLLARS ($1,600.00) PER MONTH SERVICES FEE.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified
_____

WHEREAS, the Housing Authority requires the regular maintenance and services for the four (4) elevators at Richmond Towers for the health and safety of residents; and

WHEREAS, New York Elevator has demonstrated in responding quickly to our urgent needs of the elevators and was more responsive than Current Elevator Company which has also submitted a proposal for the monthly services; and

WHEREAS, the services fee proposed by New York Elevator Company is $1,600.00 per month and $2,580.00 per month proposed by Current Elevator Company and the total amount per year to be paid for servicing elevator to New York Elevator Company is $19,200.00 and $30,960.00 to Current Elevator Company.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield award a contract to New York Elevator Company in the amount of $1,600.00 per month for one (1) year with an option of one additional year at the discretion of the Housing Authority.

Commissioner D. Davis seconded the motion. V. Barco

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.									

I hereby certify that the above resolution was accepted at a Commissioners meeting of the Housing Authority of Plainfield on January 21, 2025.

Randall M. Wood
Secretary/Treasurer

(SEAL)

EMERGENCY RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9415

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD AN EMERGENCY CONTRACT FOR THE SUM OF FORTY-TWO THOUSAND AND FOUR HUNDRED DOLLARS ($42,400.00) TO REMOVE AND INSTALL BOILERS AT JOANNE HOLLIS GARDENS TO EDWARDS AIRE GROUP.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, between on or about January 8, 2025, several boilers broke down beyond repair that were not covered by HAP existing HVAC contract with Edwards Aire Group; and

WHEREAS, pursuant to NJ Rev Stat & 40A:11-6; and

WHEREAS, the temperature was below freezing; and

WHEREAS, Edwards Aire Group was present at HAP and available to perform emergency duties; and

WHEREAS , Edwards Aire Group performed said duties in an expedited manner; and

WHEREAS, it was in the best interest for the health and safety of HAP residents to perform said work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

Said emergency contract was performed in the amount of forty-two thousand and four hundred dollars ($42,400.00). The Commissioners of the Housing Authority of Plainfield award the contract and authorize payment.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage_____

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis	✓			
V. Barco	✓				C. Simon				
J. Edghill					G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

_____
Randall M. Wood
Secretary-Treasurer

(SEAL)

2023 New Jersey Revised Statutes
Title 40A - Municipalities and Counties
Section 40A:11-6 - Emergency contracts.

Universal Citation:

NJ Rev Stat § 40A:11-6 (2023)

40A:11-6 Emergency contracts.

6. Emergency contracts. Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; provided that the awarding of such contracts is made in the following manner:

a. The official in charge of the agency wherein the emergency occurred, or such other officer or employee as may be authorized to act in place of that official, shall notify the purchasing agent, a supervisor of the purchasing agent, or a designated representative of the governing body, as may be appropriate to the form of government, of the need for the performance of a contract, the nature of the emergency, the time of its occurrence and the need for invoking this section.

EMERGENCY
NJ Rev Stat § 40A:11-6 (2023)
40A:11-6 Emergency contracts.

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9416

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD A CONTRACT FOR ASPHALT AND CONCRETE FOR RICHMOND LOCATED AT 510/520 EAST FRONT STREET /AKA RICHMOND TOWERS. EMERGENCY REPAIRS ARE NEEDED FOR THE HEALTH AND SAFETY OF RESIDENTS. SAID AREA DEEMED A SAFETY HAZARD AND IS NOT IN COMPLIANCE OR UP TO CODE. IT IS HAP'S RECOMMENDATION TO MOVE FORWARD WITH CHIACHI BUILDERS, LLC.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, HAP chose several contractors from SAM .Gov.; and

WHEREAS, only three out of six complied with emergency work that needs to be done; and

WHEREAS, the process range from seven hundred and thirty-nine thousand dollars ($739,000.00) to two hundred and ninety-five thousand dollars ($295,000.00); and

WHEREAS, HAP wish is to engage Chiachi Builders, LLC; and

WHEREAS, the available budgetary item in the Capital Fund Program can accommodate the expense; and

WHEREAS, Chiachi Builders, LLC has shown to be the lowest responsible estimate; and

WHEREAS, Chaichi Builders, LLC has the understanding of ADA compliance for HAP residents and the NJAC 523-7 of the barrier code to protect HAP residents to properly repair from harm; and

WHEREAS the emergency repair will not exceed two hundred and ninety-five thousand dollars ($295,00.00); and

WHEREAS, Chaichi Builders, LLC has agreed to a ten-year warrantee covering materials.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield award the contract to Chiachi Builders, LLC not to exceed two hundred and ninety-five thousand dollars ($295,000.00).

Commissioner seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis	✓			
V. Barco	✓				C. Simon				
J. Edghill					G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

2023 New Jersey Revised Statutes
Title 40A - Municipalities and Counties
Section 40A:11-6 - Emergency contracts.

Universal Citation:

NJ Rev Stat § 40A:11-6 (2023)

40A:11-6 Emergency contracts.

6. Emergency contracts. Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; provided that the awarding of such contracts is made in the following manner:

a. The official in charge of the agency wherein the emergency occurred, or such other officer or employee as may be authorized to act in place of that official, shall notify the purchasing agent, a supervisor of the purchasing agent, or a designated representative of the governing body, as may be appropriate to the form of government, of the need for the performance of a contract, the nature of the emergency, the time of its occurrence and the need for invoking this section.

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9417

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR FEBRUARY 2025

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for February 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of February 2025 are to be paid and the total amount is $279,220.26. This amount does not include the bills paid during the month of February of $43,828.46 for a total amount of February bills of $323,048.72.

2) This Resolution takes effect immediately.

Commissioner B. Rivers seconded the motion. V. Barco

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9418

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD A CONTRACT TO QH ASSOCIATES, TO MANAGE HAP RENTAL ASSISTANCE DEMONSTRATION (RAD) PROJECT, CONTRACTS AND COMPLIANCE FOR THE HOUSING AUTHORITY OF PLAINFIELD NOT TO EXCEED ONE HUNDRED THOUSAND DOLLARS ($100,000.00) YEARLY TO INCLUDE AN ADDITIONAL TWENTY PERCENT OVERAGE PERMITTED BY LAW.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the Housing Authority requires an RAD Project Manager, Contract, and a Compliance Specialist to assist the Authority in the contract acquisitions oversite and compliance; and

WHEREAS, the Principal of QH Associates, Quin H. Martin, is presently working in this capacity; and

WHEREAS, QH. Associates has the requisite experience in assisting the Housing Authority in the past year; and

WHEREAS, the available budgetary item in the Capital Fund Program can accommodate the position and the necessary expenses for this needed service; and

WHEREAS, Q.H. Associates will concentrate on the HAP RAD Project; and

WHEREAS, said position is for one year and the Authority has the option for an additional year at the discretion of the Authority or completion of the RAD Project; and

WHEREAS said fee is not to exceed for $100.00.00 per year and to include twenty percent permissible by NJAC5:30-11-7 law..

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield awarded the contract to Q. H. Associates for RAD Project contract acquisitions and compliance with HUD for the Authority on as needed basis not to exceed one hundred thousand dollars ($100,000.00) and as permissible under NJAC5:11.30-11.7 law.

Commissioner _____ seconded the motion. _____

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis				
V. Barco					C. Simon				
J. Edghill					G. Harvey				
C. Burton, Jr.									

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9419

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE THE PAID HOLIDAY, ELECTION DAY.

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, Election Day is a annual day for general elections of federal, state and local public officials; and

WHEREAS, the employee union (s) Service Employes International Union, CLC (SEIU) Local 617 and Office & Professional Employes International Union (OPEIU) Local 32 voted to observe the holiday; and

WHEREAS, the Authority granted pursuant to the collective bargaining agreement a paid holiday; and

WHEREAS, Election Day is a Holiday forthcoming and the Holiday Schedule must be adjusted accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD IS AUTHORIZING ELECTION DAY A PAID HOLIDAY.

1) This Resolution takes effect immediately.

Commissioner RIVERS seconded the motion. DAVIS.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9420

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE THE PAID HOLIDAY EID AL-FITR.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, Eid al-Fitr marks the end of Ramadan (month-long fasting) and the beginning of a feast that breaks the fast; and

WHEREAS, the employee union (s) Service Employes International Union, CLC (SEIU) Local 617 and Office & Professional Employes International Union (OPEIU) Local 32 voted to observe the holiday; and

WHEREAS, the Authority granted pursuant to the collective bargaining agreement a paid holiday; and

WHEREAS, Eid al-Fitr is a Holiday forthcoming and the Holiday Schedule must be adjusted accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD IS AUTHORIZING EID AL-FITR A PAID HOLIDAY.

1) This Resolution takes effect immediately.

Commissioner DAVIS seconded the motion. RIVERS

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

4

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9421

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE ATTACHED LISTS OF DOUBTFUL ACCOUNTS TO BE WRITTEN OFF ACCORDING TO FEDERAL, STATE LAW AND PURSUANT TO HUD GUIDELINES.

Approved as to form
Legality on basis of Facts
_____
Counsel

Factual Contents Certified
to by _____
Budget Authorization Certified
_____

WHEREAS, as the U.S. Department of Housing and Urban Development and the State of New Jersey requires public agencies to write off doubtful accounts through a resolution of the governing body; and

WHEREAS, the Housing Authority has $6,093.00 in doubtful accounts from its public housing units for 2024 as of this writing, that it has attempted to collect on; and

WHEREAS, as these accounts are not collectable, but will be legally pursued by the attorney for the Housing Authority, the Executive Director is requesting that a resolution be passed to write off the attached lists of doubtful accounts according to the federal, state law and pursuant to HUD guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The attached lists of doubtful accounts will be written off according to the federal and state law.

Commissioner DAVIS seconded the motion.
X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on February 18, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9422

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR MARCH 2025.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for March 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of March 2025 are to be paid and the total amount is $422,996.38. This amount does not include the bills paid during the month of March of $139,843.76 for a total amount of March bills of $562,840.14.

2) This Resolution takes effect immediately.

Commissioner DAVIS seconded the motion. BARCO

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on March 17, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9423

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE THE CONTRACT FOR THE ROOF EMERGENCY REPAIRS AND REPLACEMENT TO BE MADE BY A1 ACTION CONTRACTORS, LLC, ORANGE, NEW JERSEY FOR 9,000 SQUARE FEET OF PVC ROOF OF THE 520 BUILDING AT RICHMOND TOWERS IN THE AMOUNT OF NINETY-FOUR THOUSAND AND FIVE HUNDRED DOLLARS. ($94,500.00).

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the Housing Authority requires the PVC roof of 9,000 square feet to be replaced on an emergency basis due to the water leaks which caused damage to the apartment's underneath; and

WHEREAS, the roof contractor has replaced and completed 3,000 S.F of PVC roof of 520 building and will continue to complete additional 6,000 S.F. upon the authorization from the Board of Commissioner of the Housing Authority; and

WHEREAS, the roof replacement of 9,000 S.F. will cover entire roof areas of 520 building at Richmond Towers.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:
The Commissioners of the Housing Authority of Plainfield authorize the contract award to A1 Contractors, LLC in the amount of ninety-four thousand and five hundred dollars ($94,500.00) to replace 9,000 S. F. of entire roof area of 520 building at Richmond Towers.

Commissioner _____ seconded the motion. _____

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on March 17, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9425

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD IN COMMEMORATION OF ALBERT R. MILLS.

Approved as to form and
Legality on basis of Facts

Counsel

Facts Contents Certified
to by _____

Budget Authorization Certified

_____

BE IT RESOLVED that Albert R. Mills was a lifelong resident of Plainfield.

WHEREAS, Albert R. Mills founded the Stop the Violence, Fathers Against Guns organization in 2001. Fathers against Guns offered mentoring for youth and an annual basketball tournament for the community; and

WHEREAS, Albert R. Mills assisted the Housing Authority of Plainfield with Summer camp and mentorship; and

WHEREAS, he served the community with honor and distinction for many years and he was a legendary icon for our community; and

WHEREAS, the Board of Commissioners recognize his efforts and Commitment to the Housing Authority of Plainfield.

BE IT FURTHER RESOLVED that a properly prepared copy of this resolution be presented to his family.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) This Resolution takes effect immediately.

Commissioner _____ seconded the motion.

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	/				D. Davis	/			
V. Barco	/				C. Simon	/			
J. Edghill	/				G. Harvey	/			
C. Burton, Jr.	/								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on March 17, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9426

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY CREATING AN ESCROW ACCOUNT FOR THE RENTAL ASSISTANCE DEVELOPMENT PROGRAM ON BEHALF OF RICHMOND TOWERS AND JOANNE HOLLIS GARDENS AT PNC BANK.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____
Budget Authorization Certified

_____

WHEREAS, the Board of Commissioners of the Housing Authority of Plainfield has approved the project for Richmond Towers and Joanne Hollis Gardens to rehabilitate the properties through the Rental Assistance Development Program; and

WHEREAS, an interested developer WINN has expressed interest and willingness to cover certain 'soft cost' of the project as a good faith commitment toward the success of the project; and

WHEREAS, an escrow account is needed to facilitate the maintenance of funds for this effort; and

WHEREAS, the escrow account shall operate under the control and direction of the Housing Authority of Plainfield representatives for 'draw down' or issuance of wire transfer purposes; and

WHEREAS, Randall M. Wood, Executive Director, and Joyce Clark-Cabbell Finance shall serve as signing representatives of HAP for the account; and

WHEREAS, this account shall serve as a non-refundable account the event WINN is not chosen as the Developer of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT: The Commissioners of the Housing Authority of Plainfield approve the establishment of an escrow account at PNC Bank for the Rental Assistance Development Program for Richmond Towers and Joanne Hollis Gardens.

Commissioner DAVIS seconded the motion. BARCO
X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis		X		
V. Barco	X				C. Simon		X		
J. Edghill	X				G. Harvey		X		
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on March 17, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

HOUSING AUTHORITY
Of
PLAINFIELD
ADOPTED BUDGET
RESOLUTION NO. 9427

FISCAL YEAR: PERIOD JANUARY 1, 2025 TO DECEMBER 31, 2025

WHEREAS, the Annual HUD Budget for the Housing Authority of Plainfield for the fiscal year period beginning January 1, 2025 and ending December 31, 2025 has been presented for adoption before the Members of the Housing Authority at its meeting of April 21, 2025; and

WHEREAS, the Annual HUD 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 Local Government Services; and

WHEREAS, the Annual HUD Budget as presented for adoption reflects Total Revenues of $17,730,922 Total Appropriations, including any Accumulated Deficit if any, of $17,702,206 and Total Fund Balance utilized of $0 resulting in an excess of $28,716 in income.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Housing Authority of Plainfield at an open public meeting held on April 21, 2025, that the Annual HUD Budget of the Housing Authority of Plainfield for the fiscal year beginning January 1, 2025, and ending December 31, 2025, is hereby adopted and shall constitute appropriations for the purposes stated, and

BE IT FURTHER RESOLVED that the Annual HUD 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.

Commissioner Davis seconded the motion. Barco

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on April 21, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9428

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR APRIL 2025.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for April 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of April 2025 are to be paid and the total amount is $469,972.95. This amount does not include the bills paid during the month of April of $134,955.95 for a total amount of April bills of $604,928.90.

2) This Resolution takes effect immediately.

Commissioner Barco seconded the motion. Davis

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on April 21, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

EMERGENCY RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9429

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD A CONTRACT TO AMERICAN BOILER COMPANY, 1025 COMMERCE AVENUE, UNION, NJ 07083, TO PURCHASE AND INSTALL 525 GALLONS OF HOT WATER STORAGE TANK FOR JOANNE HOLLIS GARDENS IN THE AMOUNT OF THIRTY-TWO THOUSAND NINE HUNDRED AND NINETY-SIX DOLLARS AND THIRTY-NINE CENTS ($32,996.39).

Approved as to form
Legality on basis of Facts

_____
Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified
_____

WHEREAS, the Housing Authority requires 525 gallons of hot water storage tank to provide adequate hot water daily to residents; and

WHEREAS, American Boiler Company has demonstrated in the past an excellent capability in providing installations and repair services to our hot water boilers and is certified for the Lochinvar Power fin equipment, the brand name of hot water boilers at Joanne Hollis Gardens; and

WHEREAS, it will take 6 to 8 weeks to have the storage tank delivered from the manufacturer.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize a contract to American Boiler Company to purchase and install a hot water storage tank for Joanne Hollis Gardens in the amount of thirty-two thousand nine hundred and ninety-six dollars and thirty-nine cents ($32,996.39).

Commissioner Edgehill seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on April 21, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

2023 New Jersey Revised Statutes
Title 40A - Municipalities and Counties
Section 40A:11-6 - Emergency contracts.

Universal Citation:

NJ Rev Stat § 40A:11-6 (2023)

40A:11-6 Emergency contracts.

6. Emergency contracts. Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; provided that the awarding of such contracts is made in the following manner:

a. The official in charge of the agency wherein the emergency occurred, or such other officer or employee as may be authorized to act in place of that official, shall notify the purchasing agent, a supervisor of the purchasing agent, or a designated representative of the governing body, as may be appropriate to the form of government, of the need for the performance of a contract, the nature of the emergency, the time of its occurrence and the need for invoking this section.

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9430

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD A CONTRACT TO HAMILTON MANAGEMENT SOLUTION, LLC, 100 GLENN ALPIN ROAD, MORRISTOWN, NJ 07960 AS PROCUREMENT SPECIALIST FOR THE HOUSING AUTHORITY FOR A DURATION OF ONE YEAR IN THE AMOUNT NOT TO EXCEED SEVENTY THOUSAND DOLLARS ($70,000.00).

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified to by

Budget Authorization Certified

WHEREAS, Hamilton Management Solution, LLC, has demonstrated capability and has successfully assisted multiple housing authorities in the State of New Jersey in obtaining grants and procurement of goods and services in accordance with 5:30-11; Local Finance Law and 24 CFR 85 part 36; HUD procurement rules; and

WHEREAS, Hamilton Management Solution has had many years of experience in managing housing authorities and providing consulting services; and

WHEREAS, Hamilton Management Solution will be retained to provide services on a needed base only and the services can be extended for one additional year at the discretion of the Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and award a contract to Hamilton Management Solution in an amount not to exceed seventy thousand dollars ($70,000.00) for a period of one year.

Commissioner B. Rivers seconded the motion. C. Simon

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey		✓		
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on April 21, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9431

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD A CONTRACT TO ESTHER EVEILLARD, 48K READING ROAD, EDISON, NJ 08817 AS FINANCIAL SPECIALIST FOR THE HOUSING AUTHORITY FOR A PERIOD OF ONE YEAR IN THE AMOUNT NOT TO EXCEED SEVENTY THOUSAND DOLLARS ($70,000.00).

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified to by

Budget Authorization Certified

WHEREAS, Esther Eveillard has demonstrated capability in analyzing financial data, on-line submission to HUD Portal for the Capital Fund Programs, management of the Capital Fund Programs via HUD Epic System, and assists in the procurement of goods and services for the Housing Authority since October of 2023; and

WHEREAS, Esther Eveillard has had experience in assisting the Housing Authorities in many areas; finance, accounting; and the planning of the Capital Fund Programs; and

WHEREAS, Esther Eveillard has been retained as a consultant by the Housing Authority of Plainfield since October of 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and award a contract to Esther Eveillard as Financial Specialist in the amount not to exceed seventy thousand dollars ($70,000.00) for a period of one year and one additional year can be awarded at the discretion of the Housing Authority.

Commissioner DAVIS seconded the motion. BARCO

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on April 21, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9432

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR MAY 2025.

Approved as to form
Legality on basis of Facts

Counsel.

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for May 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of May 2025 are to be paid and the total amount is $363,819.21. This amount does not include the bills paid during the month of May of $121,944.82 for a total amount of May bills of $485,764.03.

2) This Resolution takes effect immediately.

Commissioner DAVIS seconded the motion. Edghill

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon				
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.									

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on May 19, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9434

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR JUNE 2025.

Approved as to form
Legality on Basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for June 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of June 2025 are to be paid and the total amount is $470,760.38. This amount does not include the bills paid during the month of June of $24,619.00 for a total amount of June bills of $495,379.38.

2) This Resolution takes effect immediately.

Commissioner DAVIS seconded the motion. HARVEY

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis				
V. Barco					C. Simon				
J. Edghill					G. Harvey				
C. Burton, Jr.									

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on June 16, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9433

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD (HAP) IS PARTNERING WITH WINN DEVELOPMENT TO PROVIDE SERVICES TO ASSIST IN THE CONVERSION OF AFFORDABLE HOUSING THROUGH THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM. WINN DEVELOPMENT LOCATED AT 1350 BROADWAY, NEW YORK, NEW YORK 10018 WITH ITS PRINCIPAL PLACE OF BUSINESS LOCATED IN BOSTON MASSACHUSETTES. WINN IS RECOMMENDED TO ASSIST HAP PROPERTIES DEVELOPMENT AT JOANNE HOLLIS GARDENS AND RICHMOND TOWERS. SAID CONTRACT SHALL NOT EXCEED THREE YEARS. HAP GOAL IS TO ENGAGE A QUALIFIED RAD DEVELOPER WITH THE NECESSARY KNOWLEDGE AND EXPERIENCE TO PROVIDE THE FOLLOWING SERVICES (INCLUDING, BUT NOT LIMITED TO):

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, Winn Development has shown it has the financial capability and resources to be a qualified developer and partner for the HAP Rental Assistance Demonstration Program (RAD) to include bonding capacity tax credits and FHA financing; and

WHEREAS, Winn Development has shown its experience and its capabilities to proceed with a RAD conversion for both Joanne Hollis Gardens and Richmond Towers as in numerous RAD projects throughout the United States for over 53 years; and

WHEREAS, HAP will engage into a Developer Partnership with Winn Development; and

WHEREAS, Winn Development has displayed its experience in working on RAD projects throughout the United States including over 67,000 affordable housing units; and

WHEREAS, Winn Development has shown to be a responsible WBE/MBE partner on its projects; and

WHEREAS, Winn Development has the experience to work with HAP as it relates to facilitating the conversion with HUD and financing strategies; and

WHEREAS, the HAP wishes to develop a Master Service Contract with Winn Development to achieve a desired strong community that is sustainable and diverse; and

WHEREAS, the HAP had advertised RAD Developer on April 24, 2024 in the Star Ledger, Courier News and additional site requested by the Board; and

WHEREAS, the Housing Authority wishes to further pursue a MDA/MSA with Winn Development

WHEREAS, HAP wishes to retain Winn Development services as a qualified developer partner.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield award Winn Development the authority to proceed with its partnership with the Rental Assistance Demonstration (RAD) Project with the Housing Authority of Plainfield.

This Resolution takes effect immediately.

Commissioner [illegible] seconded the motion. [illegible]

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon				
J. Edghill					G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on May 19, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9435

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO APPROVE CHANGE ORDER TO GASSIS GLOBAL INVESTMENT, LLC, 503 HARBOR ROAD, ATLANTIC CITY, NEW JERSEY, 08401 FOR THE ADDITIONAL AMOUNT OF TWENTY-FOUR THOUSAND NINE HUNDRED AND FIFTY-NINE DOLLARS AND SEVENTY-SIX CENTS ($24,959.76) FOR THE KITCHEN RENOVATIONS AT RICHMOND TOWERS.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by_____

Budget Authorization Certified

_____

WHEREAS, the replacement of manufacture for the kitchen cabinets maker from Evans Cabinets Corp. of George to Crontone, Inc. from Canada has contributed to the additional amount of $17,177.16 for the remaining 24 kitchen renovations and the replacement of three (3) additional range hoods contributed to the additional amount of $7,782.60; and

WHEREAS, Gassis Global Investment, LLC will be able to complete the 70-kitchen renovations in August; and

WHEREAS, with the additional amount of $24,959.76 added to the original contract amount of $1,122,100.00 and as a result, the new contract amount is $1,147,059.76; and

WHEREAS, the change order of $24,959.76 will be paid out from the retainage, a 10 percent (10%) from the original contract to set aside for any contingency and unforeseen situation during the construction.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and approve the change orders for Gassis Global Investment, LLC in the amount of twenty-four thousand nine hundred and fifty-nine dollars and seventy-six cents ($24,959.76) for the kitchen renovations at Richmond Towers.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.			✓						

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on June 16, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9436

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINIELD TO RETAIN FRANK GLIEN, LLC, CPA, 130 DIETZ STREET, CRANFORD, NJ 07916 TO CONDUCT THE AUDIT FOR THE HOUSING AUTHORITY OF PLAINFIELD FOR THE FEDERAL FISCAL YEAR 2024 IN THE LUMP SUM FEES OF EIGHTEEN THOUSAND NINE HUNDRED DOLLARS ($18,900.00).

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, Frank Glien, LLC will conduct the audits for the Housing Authority of Plainfield for the Federal Fiscal Year 2024 in the lump sum fees of $18,900; and

WHEREAS, Frank Glien, LLC has conducted audits previously for the Authority and Frank Glien LLC is very knowledgeable in HUD regulations; and

WHEREAS, Frank Glien, LLC is recommended to be awarded a contract for the audit services for Federal Fiscal Year 2024 with an option of renewal of a contract for the Federal Fiscal Year 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and award a contract to Frank Glien, LLC in the amount of eighteen thousand nine hundred dollars ($18,900.00) to conduct audit services for the Federal Fiscal year 2024 for the Authority.

Commissioner D Davis seconded the motion. J Harvey

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.			X						

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on June 16, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF THE CITY OF PLAINFIELD
RESOLUTION NO. 9437

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD APPROVING THE FFY 2025 CAPITAL FUND PROGRAM (CFP) AWARD OF ONE MILLION ONE HUNDRED FIFTY-SEVEN THOUSAND SEVENTY-SIX DOLLARS ($1,157,376.00) AND THE CFP FIVE-YEAR ACTION PLAN (2025–2029) FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THROUGH THE ENERGY AND PERFORMANCE INFORMATION CENTER (EPIC) SYSTEM.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has awarded the Housing Authority of Plainfield (the "Authority") a Capital Fund Program (CFP) grant in the amount of **One Million One Hundred Fifty-Seven Thousand Three Hundred Seventy-Six Dollars ($1,157,376.00)** for Federal Fiscal Year (FFY) 2025 Annual Plan; and

WHEREAS, the Capital Fund Program provides financial assistance to public housing agencies for the modernization and development of public housing properties; and

WHEREAS, HUD regulations require public housing agencies to submit both the annual Capital Fund grant information and the corresponding Five-Year Action Plan through the Energy and Performance Information Center (EPIC) system; and

WHEREAS, the Authority has developed a comprehensive CFP Five-Year Action Plan covering the years 2025 through 2029, outlining planned capital improvements and expenditures; and

WHEREAS, the Board of Commissioners has reviewed the FFY 2025 Capital Fund Program award and the CFP Five-Year Action Plan and finds them to be in the best interest of the Authority and its residents.

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1. The Executive Director is hereby authorized to accept the FFY 2025 Capital Fund Program award of **One Million One Hundred Fifty-Seven Thousand Three Hundred Seventy-Six Dollars ($1,157,376.00)** on behalf of the Authority.
2. The CFP Five-Year Action Plan for the period 2025–2029 is hereby approved.

3. The Executive Director is further authorized to submit the FFY 2025 Capital Fund Program award and the approved Five-Year Action Plan to HUD through the EPIC system, and to take all necessary actions to carry out the intent of this Resolution.
4. This Resolution shall take effect immediately.

Commissioner Davis seconded the motion. Burton

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco				✓	C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on July 28, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9438

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD IN COMMEMORATION OF AGURS LINWARD CATHCART, SR.

Approved as to form and
Legality on basis of Facts

Counsel

Facts Contents Certified
to by

Budget Authorization Certified

BE IT RESOLVED that Agurs Linward Cathcart, Sr. was a lifelong resident of Plainfield.

WHEREAS, Agurs Linward Cathcart, Sr. was a strong supporter of the community; and

WHEREAS, Agurs Linward Cathcart, Sr. as a one-time resident of West End Gardens, (now known as Joanne Hollis Gardens), was responsible for air conditioning to be allowed; and

WHEREAS, Agurs Linward Cathcart, Sr. was instrumental acquiring the community pool at Hannah Atkins Park; and

WHEREAS, Agurs Linward Cathcart, Sr. worked with the residents and the Resident Associations to improve their quality of life; and

WHEREAS, the Board of Commissioners recognize his Efforts and Commitment to the Housing Authority of Plainfield.

BE IT FURTHER RESOLVED that a properly prepared copy of this resolution be presented to his family.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) This Resolution takes effect immediately.

Commissioner DAVIS seconded the motion. BARCO

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.			✓						

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on June 16, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9439

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR JULY 2025.

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for July 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of July 2025 are to be paid and the total amount is $381,629.60. This amount does not include the bills paid during the month of ~~June~~ July of $31,827.94 for a total amount of July bills of $413,457.54.

2) This Resolution takes effect immediately.

Commissioner Rivers seconded the motion. Davis

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on July 28, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9440

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE ANNUAL SALARY FOR THE YEAR 2025-2026 PURSUANT TO THE CONTRACT AND A BONUS BASED UPON HIS CURRENT SALARY, TO RANDALL M. WOOD AS EXECUTIVE DIRECTOR FOR THE PERIOD OF JULY 1, 2024, THROUGH JULY 1, 2025.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the Board of Commissioners deems that Mr. Wood has demonstrated and exceeded expectations of his contractual obligations, thereby entitling him to a 6.1% bonus based upon his current salary. This was approved unanimously.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Board of Commissioners grants the bonus based upon his current salary to Randall M. Wood, as Executive Director for the period of July 1, 2024, through July 1, 2025.

Commissioner RIVERS seconded the motion. DAVIS

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco				X	C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on July 28, 2025.

Dan S. Smith, Esq.
Counsel

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9441

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD APPROVING THE APPOINTMENT OF MARTIN BERSHTEIN, ESQ., CPA AS A TAX ATTORNEY & ACCOUNTANT FOR THE RAD PROJECT.

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, the Housing Authority of Plainfield ("Authority") is engaged in the implementation of the Rental Assistance Demonstration ("RAD") Project as authorized by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the RAD Project requires the services of a qualified tax attorney and accountant to provide legal and financial guidance related to tax structuring, compliance, reporting, and other relevant financial matters; and

WHEREAS, Martin Bershtein, Esq., CPA has been identified as a qualified professional with the necessary expertise to serve as Tax Attorney and Accountant for the RAD Project; and

WHEREAS, Martin Bershtein, Esq., CPA has been deemed the most responsible bidder; and

WHEREAS, as his hourly fee is $360.00 per hour; and

WHEREAS, the Authority seeks to retain the services of Martin Bershtein, Esq., CPA for a fee not to exceed s**ixty thousand dollars ($60,000.00)** per year for the duration of the RAD Project; and

WHEREAS, the term of this engagement shall continue until the RAD Project is completed and all associated financial and legal obligations are fulfilled.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1. The Authority hereby approves thc appointmcnt of **Martin Bershtein, Esq., CPA** as **Tax Attorney and Accountant** for the RAD Project.
2. The annual compensation for said services shall not exceed **$60,000.00 per year**.
3. The term of the appointment shall continue **until the completion of the RAD Project**, including all related financial and legal tasks.
4. The Executive Director is hereby authorized to execute all documents necessary to effectuate this appointment.
5. This Resolution shall take effect immediately.

Resolution No. 9441

Commissioner Rivers seconded the motion. Davis

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco				✓	C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on July 28, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

EMEREGENCY
RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9442

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING EMERGENCY REPAIRS OF THE COOLING SYSTEM AT JOANNE HOLLIS GARDENS COMMUNITY CENTER BY EDWARDS AIRE GROUP, LLC IN THE AMOUNT OF FOURTY ONE THOUSAND AND SEVEN HUNDRED DOLLARS ($41,700.00).

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, the Housing Authority of Plainfield (the "Authority") is responsible for ensuring the safety, comfort, and well-being of the residents and community members who utilize the Joanne Hollis Gardens Community Center; and

WHEREAS, the cooling system at the Joanne Hollis Gardens Community Center has experienced critical failure during a period of high temperatures, creating an urgent need for repair to maintain habitable and safe conditions within the facility; and

WHEREAS, due to the emergent nature of the situation, the Authority solicited and obtained three (3) quotes from qualified HVAC contractors to perform the required cooling system repairs; and

WHEREAS, the following quotes were received:

- NT&T Construction LLC: $44,600.00
- GS Heating & Cooling: $45,100.00
- Edward Aire Group1 LLC: $41,700.00

WHEREAS, upon review of all proposals, Edward Aire Group1 LLC was determined to be the lowest responsive and responsible bidder, offering the most cost-effective and timely solution to address the emergency repairs needed; and

WHEREAS, in accordance with the Authority's procurement policy and relevant emergency procurement provisions, it is necessary and in the best interest of the Authority to proceed immediately with the repairs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1. The Executive Director is hereby authorized to enter into an agreement with Edward Aire Group1 LLC for the emergency cooling system repairs at the Joanne Hollis Gardens Community Center in total amount of $41,700**.00.**

Resolution No. 9442

2. The emergency procurement is declared necessary due to urgent health and safety concerns resulting from the failure of the cooling system.
3. This Resolution shall take effect immediately.

Commissioner DAVIS seconded the motion. BURTON

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers			✓		D. Davis	✓			
V. Barco				✓	C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on July 28, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9443

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR AUGUST 2025.

Approved as to form
Legality on basis of Facts

_____
Counsel

Factual Contents Certified
to by_____
Budget Authorization Certified

_____

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for August 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of August 2025 are to be paid and the total amount is $176,670.94. This amount does not include the bills paid during the month of August of $259,518.23 for a total amount of August bills of $436,189.17.

2) This Resolution takes effect immediately.

Commissioner _____ seconded the motion.
X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was canvassed by polling Commissioners of the Housing Authority of Plainfield on August 14, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9444

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR SEPTEMBER 2025.

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for September 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of September 2025 are to be paid and the amended amount is $434,844.96.
2) This Resolution takes effect immediately.

Commissioner Rivers seconded the motion. Edghill

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis				X
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.				X					

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9445

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE AND APPROVE THE CONSULTING SERVICES TO BE PROVIDED BY MR. SHELDON GREEN FOR RESIDENT SERVICES AT JOANNE HOLLIS GARDENS AT A FEE OF TWENTY-TWO THOUSAND THREE HUNDRED AND TWENTY DOLLARS ($22,320.00) PER YEAR.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____
Budget Authorization Certified

_____

WHEREAS, the Housing Authority requires assisting residents at Joanne Hollis Gardens to become self-sufficient; and

WHEREAS, the services will provide residents with employment and job opportunities, household budgeting, educational opportunities for the youth and young adults, and conflict resolutions as well.

THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and approve Mr. Sheldon Green as Resident Services Coordinator to provide services for residents at Joanne Hollis Gardens on a part-time basis effective immediately.

Commissioner _____ seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon				
J. Edghill	X				G. Harvey				
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

7
2b

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9446

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AWARD A CONTRACT TO DAN SOLOMON SMITH, LLC, 523 PARK AVENUE, ORANGE, NEW JERSEY 07050, AS THE GENERAL COUNSEL FOR THE HOUSING AUTHORITY OF PLAINFIELD BEGINNING AUGUST 1, 2025, TO JULY 31, 2026, IN THE AMOUNT NOT TO EXCEED EIGHTY THOUSAND DOLLARS ($80,000.00) PER YEAR.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, Dan Smith has had tremendous experience in providing legal services to the Authority and has had a great amount of legal knowledge and provided valuable advice to the Housing Authority in the past and current; and

WHEREAS, the responsibilities of General Counsel include but not be limited to attend regular monthly and special meetings of the Authority and advise the Board of Commissioners and Executive Director on legal matters and draft and /or review correspondence or other documents as requested, prepare and examine all legal documents including contracts and dispossess notices, and represent the Housing Authority in court, examine and review all public bidding documents, confer with and advise staff and Executive Director regarding legal matters, and meet with contractors, if needed, and to resolve any and all disputes, perform legal services that may be required under the regular issues of management areas of the Authority, draft and review correspondence or other documents as requested by the Executive Director and provide legal opinion in writing to Executive Director upon request.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and award a contract to Dan Solomon Smith, LLC as General Counsel for the Housing Authority from August 1, 2025, to July 31, 2026, in the amount not to exceed eighty thousand dollars ($80,000.00) per year.

Commissioner _____ seconded the motion. _____

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

_____
Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9447

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO APPROVE PAYMENT AND AWARD A CONTRACT TO SOUDER LAW GROUP, 570 BROAD STREET, NEWARK, NJ 07102, TO MANAGE LANDLORD -TENANT CASES FOR THE HOUSING AUTHORITY OF PLAINFIELD FOR A DURATION OF ONE YEAR AT A COST NOT TO EXCEED EIGHTY THOUSAND DOLLARS ($80,000.00).

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the Housing Authority requires assistance from Souder Law Group to resolve our landlord-tenant issues; and

WHEREAS, the responsibilities of Landlord-Tenant Counsel services include but not limited to eviction litigation and lease enforcement, drafting and filing all required notices, representation and all court appearances, and settlement conferences in coordination with housing staff regarding case facts and evidence, drafting notices to Cease, Notices to Quit and update the Housing Authority on state and federal housing laws and regulations; and

WHEREAS, the cost of services of eighty thousand dollars ($80,000.00) is reasonable and within our cost estimate.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield award a contract to Souder Law Group for managing landlord-tenant matters in the amount not to exceed eighty thousand dollars ($80,000.00) per year.

Commissioner Rivers seconded the motion. Harvey

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey				
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

9a

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9449

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE AND APPROVE UPDATED VERSION OF PUBLIC HOUSING LEASE AGREEMENT FOR RESIDENTS OF JOANNE HOLLIS GARDENS AND RICHMOND TOWERS.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, the Housing Authority requires to update Public Housing Lease Agreement for the residents of Joanne Hollis Gardens and Richmond Towers to meet HUD requirements; and

WHEREAS, residents are required to provide information about resident's current income, household composition and housing needs; and

WHEREAS, the updated terms and conditions of Public Housing Lease Agreement are outlined by 24 CFR966.4(a)(1).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize, approve and update Public Housing Lease Agreement for residents of Joanne Hollis Gardens and Richmond Towers.

Commissioner DAVIS seconded the motion. Harvey

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis				
V. Barco					C. Simon				
J. Edghill					G. Harvey				
C. Burton, Jr.									

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

9b

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9450

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD APPROVING THE UPDATED ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER (HCV) PROGRAM IN ACCORDANCE WITH APPLICABLE FEDERAL REGULATIONS.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that each Public Housing Agency (PHA) maintain a current and Board-approved Administrative Plan for the Housing Choice Voucher (HCV) Program in accordance with applicable federal regulations; and

WHEREAS, the Administrative Plan set forth the PHA's policies for the administration of this program and ensure compliance with HUD requirements, while providing consistent and fair treatment for program applicants and participants; and

WHEREAS, Housing Authority of Plainfield reviewed and updated its Administrative Plan to reflect current regulations including HOTMA provisions, procedures, and local policies. Updates include but are not limited to the overview of the program and plan, program administration, eligibility and income verifications, Briefings and Voucher issuance, leasing policies, moving with continued assistance and portability, reexaminations, termination of assistance and tenancy, owner responsibilities, Program Integrity Policy, Project Based Voucher Program, and reporting and documentation requirements; and

WHEREAS, the revised Administrative Plan has been made available for public review and comment as required, and all feedback has been duly considered.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1. The updated Administrative Plan for the Housing Choice Voucher Program is hereby adopted and approved.

2. The Executive Director and designated staff are authorized to implement the provisions of the adopted Administrative Plan to make technical or regulatory changes as required by HUD.

3. Copies of the adopted document shall be maintained on file at the Housing Authority of Plainfield and made available to the public as required.

RESOLUTION NO. 9450

Commissioner D. Davis seconded the motion. V. Barco

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

9.c

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9451

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD APPROVING THE UPDATED ADMISSIONS AND CONTINUED OCCUPANCY PLAN

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that each Public Housing Agency (PHA) maintain a current and Board-approved Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program in accordance with applicable federal regulations; and

WHEREAS, the ACOP set forth the PHA's policies for the administration of this program and ensure compliance with HUD requirements, while providing consistent and fair treatment for program applicants and participants; and

WHEREAS, Housing Authority of Plainfield reviewed and updated its ACOP to reflect current regulations including HOTMA provisions, procedures, and local policies. Updates include but are not limited to eligibility, income and rent determinations, income verification policies, definition and treatment of income and assets, treatment of medical expenses, utility allowances and reexaminations, reporting and documentation requirements; and

WHEREAS, the revised ACOP has been made available for public review and comment as required, and all feedback has been duly considered.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1. The updated Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program is hereby adopted and approved.

2. The Executive Director and designated staff are authorized to implement the provisions of the adopted ACOP and to make technical or regulatory changes as required by HUD.

3. Copies of the adopted document shall be maintained on file at the Housing Authority of Plainfield and made available to the public as required.

9.c

RESOLUTION NO. 9451

Commissioner [redacted] seconded the motion. [redacted]

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9452

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD APPROVING THE ANNUAL PHA PLAN

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified
_____

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Public Housing Agencies (PHAs) to submit an Annual PHA Plan in accordance with Section 5A of the United States Housing Act of 1937, as amended; and

WHEREAS, the Annual PHA Plan provides a comprehensive guide to the agency's policies, programs, operations, and strategies for meeting local housing needs and goals; and

WHEREAS, the Housing Authority of Plainfield has developed its Annual PHA Plan in consultation with the Resident Advisory Board and has provided the public with adequate notice and opportunity to review and comment on the plan as required by HUD regulations; and

WHEREAS, a public hearing was held on September 3, 2025, and all comments received have been considered in the final version of the Annual PHA Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1. The Annual PHA Plan for the Fiscal Year beginning January 1, 2026, is hereby approved.

2. The Executive Director is authorized to submit the approved Annual PHA Plan to the U.S. Department of Housing and Urban Development.

3. The Executive Director is authorized to take all necessary actions and appropriately to implement the activities outlined in the approved Annual PHA Plan.

RESOLUTION NO. 9452

Commissioner [signature] seconded the motion. [signature]

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓				C. Simon	✓			
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on September 15, 2025.

[signature]

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9453

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR OCTOBER 2025.

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for October 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of October 2025 are to be paid and the total amount is $362,474.73. This amount does not include the bills paid during the month of October of $95,456.58 for a total amount of October bills of $457,931.31.
2) This Resolution takes effect immediately.

Commissioner [illegible] seconded the motion. BARCO

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis				X
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.									

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on October 20, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

7Lc

EMERGENCY RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9454

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE THE CONTRACT AND PAYMENT OF FORTY-SEVEN THOUSAND SEVEN HUNDRED AND THIRTY-THREE DOLLARS ($47,733.00) TO J 1 DOOR COMPANY INC, 309 RICHMOND STREET, PLAINFIELD, NJ 07060 FOR THE GRAND MASTER KEY AND MASTER KEY SYSTEM FOR RICHMOND TOWERS TO HAVE ONE KEY SYSTEM TO ACCESS 225 APARTMENTS IN CASE OF FIRE AND HEALTH EMERGENCY, AND THIS WORK IS DECLARED AS EMERGENCY RESOLUTION.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified to by:

Budget Authorization Certified

WHEREAS, the Housing Authority requires emergency access of one key system to the 225 apartments at Richmond Towers for a need basis to rescue residents in the event of an emergency; and

WHEREAS, there are two proposals for the master key system: J 1 Door Company Inc, a price of forty-seven thousand seven hundred and thirty-three dollars ($47,773.00) and Grove Lock & Safe, a price of fifty-nine thousand eight hundred and seventy-nine dollars and seventy-five cents ($59,879.75).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield to authorize a contract and payment of forty-seven thousand seven hundred and thirty-three dollars ($47,733.00) for a master key system located at Richmond Towers of 510 and 520 East Front Street.

Commissioner Harvey seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis				X
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.				X					

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on October 20, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

7.2c

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9456

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE A CONTRACT TO THRIVEN DESIGN, AN ARCHITECTURE AND ENGINEERING FIRM, 756 HADDON AVE., COLLINGSWOOD, NJ 08108 FOR A PERIOD OF ONE YEAR TO ASSIST THE HOUSING AUTHORITY TO DESIGN AND PROVIDE SPECIFICATIONS FOR ANY MAJOR WORK, INCLUDING STRUCTURAL, INFRASTRUCTURE APARTMENT REPAIRS AND SITE WORK, AND PROVIDE COST ESTIMATES TO THE HOUSING AUTHORITY BEFORE ANY PHYSICAL IMPROVEMENT WORK BEGINS FOR A FEE OF NOT TO EXCEED SIXTY THOUSAND DOLLARS ($60,000.00) PER YEAR.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified to by

Budget Authorization Certified

WHEREAS, the Housing Authority requires Thriven Design, an architecture and engineering firm to assist the Housing Authority on a need basis for any major repairs and replacement to be undertaken in the areas of structural, infrastructure, site work and apartment repairs at Joanne Hollis Gardens and Richmond Towers; and

WHEREAS, there are three proposals that were delivered to the Housing Authority before the proposal due date of July 23, 2025, and Thriven Design was the only company meeting the needs of the Housing Authority in terms of costs and work scope to assist the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield award a contract to Thriven Design to assist the Authority for a period of one year for the cost of not to exceed sixty thousand dollars ($60,000.00).

Commissioner _____ seconded the motion. _____

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis				✓
V. Barco	✓				C. Simon	✓			
J. Edghill					G. Harvey	✓			
C. Burton, Jr.				✓					

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on October 20, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

46

2024 HOUSING AUTHORITY BUDGET RESOLUTION
PLAINFIELD
RESOLUTION NO. 9457

FISCAL YEAR: January 01, 2024, to December 31, 2024

WHEREAS, the Annual Budget for Plainfield Housing Authority for the fiscal year beginning January 01, 2024 and ending December 31, 2024, has been presented before the governing body of the Plainfield Housing Authority at its open public meeting of; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of $16,132,704.00, Total Appropriations including any Accumulated Deficit, if any, of $16,124,320, 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 $1.131,165 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 Plainfield Housing Authority, at an open public meeting held on October 20, 2025, that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Plainfield Housing Authority for the fiscal year beginning January 01, 2024, and ending December 31, 2024, is hereby approved; and

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 Plainfield Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on October 20, 2025.

(Secretary's Signature)

10-20-2025
(Date)

Resolution No. 9457

46

Member	Aye	Nay	Abstain	Absent
Bridget Rivers - Chairperson	✓			
Viola Barco -Vice Chairperson	✓			
Jeanette M. Edghill-Commissioner	✓			
Cleveland Burton, Jr.- Commissioner				✓
Donald Davis - Commissioner				✓
Cliff Simon - Commissioner	✓			
Geraldine Harvey – Commissioner				

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9458

TITLE: OMNIBUS RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING AND RATIFYING EXECUTION OF A MASTER DEVELOPMENT AGREEMENT WITH WINN DEVELOPMENT COMPANY LIMITED PARTNERSHIP, IN CONNECTION WITH THE REHABILITATION AND CONVERSION OF RICHMOND TOWERS AND JOANNE HOLLIS GARDENS IN ACCORDANCE WITH THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM.

APPROVED AS TO FORM AND LEGALITY IN BASIS OF FACTS

COUNSEL

FACTUAL CONTENTS CERTIFIED TO BY _____

BUDGET AUTHORIZATION CERTIFIED

_____

WHEREAS, the Housing Authority of the City of Plainfield (the "**Authority**") was created by the City of Plainfield, State of New Jersey (the "**City**") as a public body corporate and politic, and agency and instrumentality of the City, pursuant to the Local Housing Authorities Law (N.J.S.A. 55:14A-1 et seq.), as repealed and replaced by the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, the Authority is the owner of a real estate portfolio consisting of certain real property located in the City, County of Union, in the State of New Jersey, and those certain buildings, structures, fixtures, equipment, other improvements and personal property located thereon (collectively, the "**Project**"), which includes: (i) portion of an area commonly known as "Richmond Towers", which is Block 326, Lot 1 on the official tax maps of the City, and located at 510–520 East Front Street, Plainfield, New Jersey 07060 consisting of 225 units along with community space; and (ii) a portion of an area commonly known as known as "Joanne Hollis Gardens", which is Block 108, Lot 1 on the official tax maps of the City, and located at 317 Plainfield Avenue, Plainfield, New Jersey 07060 consisting of 128 units; and

WHEREAS, in order to best meet the needs of its residents, address the capital needs of the Project and provide for long-term, stable affordability for low-income residents in the community, the Authority wishes to pursue certain tools that the U.S. Department of Housing and Urban Development ("**HUD**") has made available to public housing authorities to reposition their portfolio, including the Rental Assistance Demonstration Program ("**RAD**"), demolition/disposition authority ("**Section 18**") pursuant to Section 18 of the U.S. Housing Act of 1937 (the "**1937 Act**"), and other available tools or programs as appropriate, in order to redevelop the Project; and

WHEREAS, through a request for proposals, the Authority conducted a competitive search for a co-developer to assist in development activities for the Project and after weighing a number of considerations, the Authority selected WinnDevelopment Company Limited Partnership ("**Developer**") as the applicant most likely to assist the Authority in reaching its development goals in the most advantageous manner; and

WHEREAS, the Authority and Developer wish to act, on their own or through entities each respectively controls, as co-developers of the Project; and

WHEREAS, the first phase of the Project shall be the rehabilitation of two hundred twenty-five (225) units along with community space in two (2) buildings located at 510–520 East Front Street, Plainfield, New Jersey 07060 through HUD's RAD and Section 18 of the 1937 Act and the second phase of the Project shall be the rehabilitation and reconstruction of one hundred twenty-eight (128) units located at 317 Plainfield Avenue, Plainfield, New Jersey 07060 through HUD's RAD and Section 18; and

WHEREAS, the Authority desires to enter into a Master Development Agreement setting forth the terms and conditions pursuant to which Developer and their affiliates will participate in the Project (the "**Master Development Agreement**") as substantially attached hereto as Exhibit A; and

WHEREAS, the Authority now desires to authorize the Executive Director or his designee (each, an "**Authorized Signatory**") to negotiate, execute and deliver, in consultation with counsel to the Authority, the Master Development Agreement.

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

Section 1. The above recitals are incorporated herein by reference.

Section 2. The Authority hereby authorizes the negotiation, execution and delivery of the Master Development Agreement. The Authorized Signatory is hereby authorized to execute and deliver the Master Development Agreement with such changes as may be deemed necessary or desirable to the Authorized Signatory in consultation with counsel, and such other documents, agreements, certificates or instruments as the Authorized Signatory may deem necessary or appropriate with the advice of counsel to effectuate the foregoing. The Authorized Signatory's signature on the Master Development Agreement or any of the foregoing shall be conclusive evidence of such approval.

Section 3. All prior actions taken by the Authorized Signatory in furtherance of the matters that are the subject of the foregoing recitals are hereby ratified and affirmed in all respects.

Section 4. This resolution shall take effect immediately.

Commissioner DAVIS seconded the motion. RIVERS

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco				✓	C. Simon	✓			
J. Edghill				✓	G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was canvassed by polling Commissioners of the Housing Authority of Plainfield on November 14, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9459

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR NOVEMBER 2025.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for November 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of November 2025 are to be paid and the total amount is $317,974.75. This amount does not include the bills paid during the month of November of $56,108.28 for a total amount of November bills of $374,083.03.
2) This Resolution takes effect immediately.

Commissioner Harvey seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis				X
V. Barco				X	C. Simon				
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on November 24, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

9

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9460

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD IN COMMEMORATION OF DIANE E. ARMSTRONG

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified
_____

BE IT RESOLVED that Diane E. Armstrong was a real estate broker of Plainfield, New Jersey.

WHEREAS, Diane E. Armstrong founded Diane E. Armstrong Realty; and

WHEREAS, she was the first black female Veteran Administrator Appraiser; and

WHEREAS, Diane E. Armstrong assisted as an advocate for affordable housing through the Plainfield Housing Finance Corporation an instrumentality of the Housing Authority of Plainfield; and

WHEREAS, she served the community with honor and distinction for many years, and she was a legendary entrepreneur for our community; and

WHEREAS, the Board of Commissioners recognize her efforts and commitment to the Housing Authority of Plainfield.

BE IT FURTHER RESOLVED that a properly prepared copy of this resolution be presented to her family.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) This Resolution takes effect immediately.

Commissioner _____ seconded the motion.

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis				✓
V. Barco				✓	C. Simon				
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on November 24, 2025.

Randall M. Wood
Secretary-Treasurer

HOUSING AUTHORITY
Of
PLAINFIELD
ADOPTED BUDGET
RESOLUTION NO. 9461

FISCAL YEAR: PERIOD JANUARY 1, 2026, TO DECEMBER 31, 2026

WHEREAS, the Annual HUD Budget for the Housing Authority of Plainfield for the fiscal year period beginning January 1, 2026, and ending December 31, 2026, has been presented for adoption before the Members of the Housing Authority at its meeting of December 15, 2025; and

WHEREAS, the Annual HUD 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 Local Government Services; and

WHEREAS, the Annual HUD Budget as presented for adoption reflects Total Revenues of $17,799,709 Total Appropriations, including any Accumulated Deficit if any, of $18,141,720 and Total Fund Balance utilized of $0 resulting in an excess of $342,011 in income.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Housing Authority of Plainfield at an open public meeting held on December 15, 2025, that the Annual HUD Budget of the Housing Authority of Plainfield for the fiscal year beginning January 1, 2026, and ending December 31, 2026, is hereby adopted and shall constitute appropriations for the purposes stated, and

BE IT FURTHER RESOLVED that the Annual HUD 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.

Commissioner DAVIS seconded the motion. RIVERS

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers				X	D. Davis	X			
V. Barco	X				C. Simon				X
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on December 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9462

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE ATTACHED LISTS OF DOUBTFUL ACCOUNTS TO BE WRITTEN OFF ACCORDING TO FEDERAL, STATE LAW AND PURSUANT TO HUD GUIDELINES.

Approved as to form
Legality on basis of Facts
Counsel

Factual Contents Certified
to by _____
Budget Authorization Certified
_____

WHEREAS, as the U.S. Department of Housing and Urban Development and the State of New Jersey requires public agencies to write off doubtful accounts through a resolution of the governing body; and

WHEREAS, the Housing Authority has $45,792.41 in doubtful accounts from its public housing units for 2025 as of this writing, that it has attempted to collect on; and

WHEREAS, as these accounts are not collectable, but will be legally pursued by the attorney for the Housing Authority, the Executive Director is requesting that a resolution be passed to write off the attached lists of doubtful accounts according to the federal, state law and pursuant to HUD guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The attached lists of doubtful accounts will be written off according to the federal and state law.

Commissioner _____ seconded the motion. _____

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco	X				C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on December 15, 2025.

_____
Randall M. Wood
Secretary-Treasurer

(SEAL)

(5)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9463

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD AUTHORIZING THE APPROVAL OF THE ACCOUNT PAYABLES LIST FOR DECEMBER 2025.

Approved as to form and
Legality on basis of Facts
Counsel

Factual Contents Certified
to by
Budget Authorization Certified

WHEREAS, The Housing Authority of Plainfield requires that various services be provided to its residents and staff; and

WHEREAS, the list of Account Payables and Contract payments for December 2025 needs to be approved by the Board of Commissioners for payment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) All bills and contract payments presented for the month of December 2025 are to be paid and the total amount is $226,596.68. This amount does not include the bills paid during the month of December of $35,092.18 for a total amount of December bills of $261,688.86.
2) This Resolution takes effect immediately.

Commissioner Rivers seconded the motion. Davis

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco				X	C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on December 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9464

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD IN COMMEMORATION OF MARIE L. DAVIS

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

BE IT RESOLVED Marie L. Davis lived a life defined by public service, civic leadership, and a profound commitment to uplifting the City of Plainfield. As an over 50-year resident, she became a revered community matriarch, a trailblazer, and a champion for education, equity, and civic participation.

WHEREAS, Marie L. Davis in 1981, she was appointed to the Plainfield Board of Education, where she played a pivotal role in transitioning the district from an appointed board to a fully elected one in 1984. Following this historic shift, she became one of the first individuals elected to the new board—later serving with distinction as Board President; and

WHEREAS, Marie L. Davis was appointed to the Plainfield Planning Board, in 1991 serving until 1997; and

WHEREAS, Marie L. Davis in 1999 joined the Plainfield Redevelopment Agency, contributing to revitalization and redevelopment initiatives across the city; and

WHEREAS, Marie L. Davis beginning in 1994 served in multiple Plainfield Municipal departments including Administration and Finance, the Office of the Mayor, and the Department of Public Works where she was admired for her professionalism, compassion, and unwavering dedication until her retirement in 2021; and

WHEREAS, the Board of Commissioners recognize her efforts and commitment to the Housing Authority of Plainfield.

BE IT FURTHER RESOLVED that a properly prepared copy of this resolution be presented to her family.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

1) This Resolution takes effect immediately.

Commissioner seconded the motion.
X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers					D. Davis	X			
V. Barco				X	C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on Monday, December 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9465

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINIELD TO AUTHORIZE AND APPROVE TO RETAIN MR. JOHN SOWELL, TO BE A FACILITIES OPERATIONS SPECIALIST FOR THE HOUSING AUTHORITY OF PLAINFIELD FOR A DURATION OF ONE YEAR BEGINNING JANUARY 5, 2026, AND ENDING DECEMBER 31, 2026, TO BE COMPENSATED IN THE AMOUNT OF CONSULTATION FEES NOT TO EXCEED SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS. ($17,500.00.)

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, the Housing Authority requires Mr. John Sowell to trouble shoot, remediate, track and monitor mechanical systems, facilitate daily maintenance, complete work orders, and manage inventory, etc. and

WHEREAS, Mr. John Sowell will utilize available technology and streamline work orders and provide staff with work-related training; and

WHEREAS, Mr. John Sowell will help and improve the overall performance of the Housing Authority under the direction of the Executive Director.

NOW, THEREFORE, BE RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize and retain Mr. John Sowell to be a Facilities Operations Specialist for a period of one year beginning January 5, 2026, and ending December 31, 2026, in the amount not to exceed seventeen thousand five hundred dollars ($17,500.00).

Commissioner Harvey seconded the motion. B. Rivers

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco		X			C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted by the Commissioners of the Housing Authority of Plainfield on Monday, December 15, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

9c

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9466

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO ADOPT THE ATTACHED MEETING SCHEDULE OF THE BOARD OF COMMISSIONERS FOR 2026.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, the Board of Commissioners of the Housing Authority of Plainfield meet each month in compliance with the State of New Jersey Open Public Meetings Act; and

WHEREAS, a schedule of meetings is to be posted and provided to the media.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Board of Commissioners recommends the adoption of the attached Board of Commissioners meeting schedule for 2026.

Commissioner Harvey seconded the motion. Davis

X-Indicates Vote AB-Absent NV-Not Voting
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	X				D. Davis	X			
V. Barco				X	C. Simon	X			
J. Edghill	X				G. Harvey	X			
C. Burton, Jr.	X								

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of Plainfield on December 15, 2025.

Randall M. Wood
Secretary/Treasurer

(SEAL)

1d

RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9467

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD ESTABLISHING THE HOLIDAY CALENDAR FOR FISCAL YEAR 2026.

Approved as to form and
Legality on basis of Facts

Counsel

Factual Contents Certified
to by _____

Budget Authorization Certified

_____

WHEREAS, the Housing Authority of Plainfield is established and operated pursuant to N.J.S.A. 40A:12A-17 ct seq; and

WHEREAS, in preparation for the opening of the fiscal year 2026, the Board of Commissioners wishes to establish a holiday calendar listing for those days upon which the Housing Authority of Plainfield will be closed for business.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The attached schedule of holidays be and is hereby adopted to be the recognized holiday calendar for fiscal year 2026.

Commissioner D-C-D seconded the motion. S-M-C

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco	✓			✓	C. Simon				
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was accepted at a Commissioners Meeting of the Housing Authority of Plainfield on December 15, 2025.

Randall M. Wood
Secretary/Treasurer

(SEAL)

EMERGENCY RESOLUTION
OF THE
HOUSING AUTHORITY OF PLAINFIELD
RESOLUTION NO. 9468

TITLE: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD TO AUTHORIZE PAYMENT OF FIFTY-THREE THOUSAND EIGHT HUNDRED DOLLARS ($53,800.00) TO NT & T CONSTRUCTION, LLC, 623 GEORGES ROAD, NORTH BRUNSWICK, NJ 08902 FOR THE INSTALLATION OF TWO HOT WATER BOILERS WITH LOCHINVAR BRAND, ONE MILLION BTU FOR EACH BOILER AT JOANNE HOLLIS GARDENS TO SUPPLY HOT WATER SUPPLY TO THE RESIDENTS AND THIS RESOLUTION IS CONSIDERED AN EMERGENCY.

Approved as to form
Legality on basis of Facts

Counsel

Factual Contents Certified
to by

Budget Authorization Certified

WHEREAS, NT & T Construction, LLC, a state licensed and certified Contractor for hot water, heating and ventilation system, had assisted the Authority to replace two hot water boilers previously installed with two Lochinvar boilers with one million BTU of each unit to make sufficient hot water for the residents of Joanne Hollis Gardens; and

WHEREAS, the supply of hot water is considered as an emergency and essential service for the health and safety of residents at Joanne Hollis Gardens, and

WHEREAS, the payment of fifty-three thousand eight hundred dollars ($53,800.00) includes labor and materials for the installation of two hot water boilers.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PLAINFIELD THAT:

The Commissioners of the Housing Authority of Plainfield authorize the payment of fifty-three thousand eight hundred dollars ($53,800.00) to NT & T Construction for the installation of two hot water boilers at Joanne Hollis Gardens.

Commissioner seconded the motion.

X-Indicates Vote AB-Absent NV-Not Voting

Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
B. Rivers	✓				D. Davis	✓			
V. Barco				✓	C. Simon				
J. Edghill	✓				G. Harvey	✓			
C. Burton, Jr.	✓								

I hereby certify that the above resolution was canvassed by polling Commissioners of the Housing Authority of Plainfield on December 23, 2025.

Randall M. Wood
Secretary-Treasurer

(SEAL)

2023 New Jersey Revised Statutes
Title 40A - Municipalities and Counties
Section 40A:11-6 - Emergency contracts.

Universal Citation:

NJ Rev Stat § 40A:11-6 (2023)

40A:11-6 Emergency contracts.

6. Emergency contracts. Any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; provided that the awarding of such contracts is made in the following manner:

a. The official in charge of the agency wherein the emergency occurred, or such other officer or employee as may be authorized to act in place of that official, shall notify the purchasing agent, a supervisor of the purchasing agent, or a designated representative of the governing body, as may be appropriate to the form of government, of the need for the performance of a contract, the nature of the emergency, the time of its occurrence and the need for invoking this section.