



**RESOLUTION NO. 2026-03**

**March 16, 2026**

**ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A:5A-15 requires the governing body of each local Authority to cause an annual audit of its accounts to be made; and

**WHEREAS**, the annual report for the fiscal year ended March 31, 2025, has been completed and filed with the Garfield Housing Authority pursuant to N.J.S.A. 40A:5A-15; and

**WHEREAS**, N.J.S.A. 40A:5A-17 requires the governing body of each Authority to, within forty five (45) days of receipt of the annual audit, certify by resolution to the local Finance Board that each member thereof has personally reviewed the annual audit entitled "General Comments and Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

**WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit and have specifically reviewed the sections of the audit report entitled "General Comments and Recommendations" in accordance with N.J.S.A. 40A:5A-17;


**NOW THEREFORE BE IT RESOLVED** that the governing body of the Garfield Housing Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended March 31, 2025, and specifically has reviewed the sections of the audit report entitled "General Comments and Recommendations" and has evidenced same by group affidavits in the form prescribed by the Local Finance Board.



**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

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

It is hereby certified that this is a true copy of the resolution passed at the meeting held on March 16, 2026

  
\_\_\_\_\_  
Martin P. Geisler, Secretary

  
\_\_\_\_\_  
  
\_\_\_\_\_

LOCAL AUTHORITIES  
GROUP AFFIDAVIT FORM

PRESCRIBED BY  
THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE

We, the members of the governing body of the Garfield Housing Authority, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Garfield Housing Authority.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year ended March 31, 2025, and, specifically, the sections of the audit report entitled "General Comments and Recommendations".

Marie Barckett

*Marie Barckett*

Edward Dabal

*Edward Dabal*

Richard Rigoglioso

*Richard Rigoglioso*

Claire Follari

*Claire Follari*

Everett Garnto

*Everett Garnto*

Rafael Gomez

*Rafael Gomez*

Sworn and subscribed to before me  
this 16th day of March, 2026

*Margaret Rocco*  
Margaret Rocco  
Notary Public of the State of New Jersey



MARGARET ROCCO  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires October 17 2027

MARGARET ROOD  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires October 1, 2008



2026-04

March 16, 2026

PHA Board Resolution  
Approving Operating Budget

U.S. Department of Housing and  
Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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

PHA Name: Garfield Housing PHA Code: NJ034  
PHA Fiscal Year Beginning 4/1/2026 Board Resolution Number:

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

- Operating Budget approved by Board resolution on: DATE 3/16/2026
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

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

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.  
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name: Rafael GOMEZ	Signature: Rafael Gomez	Date: 03/17/26
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# Resolution 2026-04 Vote

March 16, 2026

Garfield Housing Authority Board of Commissioners				
	Ayes	Nays	Abstain	Absent
Dabal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barckett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Follari	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rigoglioso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garnto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Chair Follari*  
*Gomez*

2026-05  
March 16, 2026

**RESOLUTION OF THE COMMISSIONERS OF THE GARFIELD  
HOUSING AUTHORITY APPROVING THE LATE FILING OF  
THE 2026-2027 BUDGET**

Whereas, the Garfield Housing Authority is required to submit their approved Budget 60 days prior to the start of their fiscal year to the State of New Jersey, and;

Whereas, the Budget preparation was delayed due to a meeting cancellation resulting from a snow storm; and;

Whereas, the Authority has rescheduled the proposed budget consideration to March 16, 2026.

Now Therefore Be It Resolved by the Commissioners of the Garfield Housing Authority approving the late filing of the 2026-2027 Budget.

Garito

Gomez

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barckett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Follari	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rigoglioso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garito	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2026-05

2027 HOUSING AUTHORITY BUDGET RESOLUTION  
March 16 2026  
Garfield Housing Authority

1 Riggs  
2 Brackett

FISCAL YEAR: April 01, 2026 to March 31, 2027

WHEREAS, the Annual Budget for Garfield Housing Authority for the fiscal year beginning April 01, 2026 and ending March 31, 2027 has been presented before the governing body of the Garfield Housing Authority at its open public meeting of March 15, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$4,471,462.00, Total Appropriations including any Accumulated Deficit, if any, of \$4,595,710.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$124,248.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$975,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and


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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Garfield Housing Authority, at an open public meeting held on March 15, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Garfield Housing Authority for the fiscal year beginning April 01, 2026 and ending March 31, 2027, 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 Garfield Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on March 16, 2026.

  
\_\_\_\_\_  
(Secretary's Signature)

3/16/26  
\_\_\_\_\_  
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Richard Rigoglioso	✓			
Edward Dabal	✓			
Marie Barckett	✓			
Everett Garnto Jr.	✓			
Rafael Gomez	✓			
Claire Follari	✓			
Vacant				

**RESOLUTION NO. 2026-07**

**March 16, 2026**

**Salary Increase for Margret Rocco**

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Garfield that Margaret Rocco shall receive a salary increase of 17,500 per year.

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Garfield Housing Authority Board of Commissioners

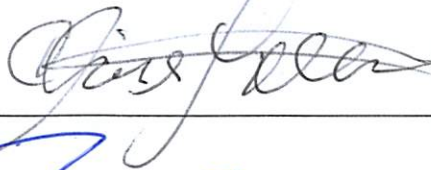
	Ayes	Nays	Abstain	Absent
Dabal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Dennis Dabal</i>
Barckett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Mauro Barckett</i>
Follari	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <del><i>John Follari</i></del>
Rigoglioso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Richard Rigoglioso</i>
Garnto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Eric E. Garnto</i>
Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Rafael Gomez</i>

**RESOLUTION NO. 2026-08**

**March 16, 2026**

**WAGE INCREASE**

**BE IT RESOLVED** by the commissioners of the Housing Authority of the City of Garfield that a 4 % wage increase be given to office personnel and maintenance staff effective pay period beginning April 1, 2026.



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Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Barckett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dabal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Follari	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rigoglioso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garnto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

