

September 28 2026
HOUSING AUTHORITY OF THE CITY OF GARFIELD

RESOLUTION NO. 2026-11

RESOLUTION APPROVING THE FY 2026 CAPITAL FUND PROGRAM
5-YEAR ACTION PLAN

WHEREAS, the Office of Capital Improvements (OCI) has completed calculating Capital Fund formula allocations for Federal Fiscal Year 2026; and

WHEREAS, the Garfield Housing Authority has been allocated \$1,406,989 for the purpose of carrying out capital and management activities at their developments

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Garfield Housing Authority that the 5-Year Action Plan for the FY 2026 Capital Fund Program No. NJ39PO3450126, a copy of which is annexed hereto and made a part hereof lists work items included in the most recent five-year plan previously approved by HUD and is hereby approved.

Gomez

Dabal

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garnto	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-12

September 28, 2026

HIRING OF FEE ACCOUNTANT

BE IT RESOLVED by the commissioners of the Housing Authority of the City of Garfield that William Katchen, CPA, of 596 Anderson Avenue, Suite 303, Cliffside Park, NJ 07010, be hired as fee accountant for Fiscal Year April 1, 2026 through March 31, 2027, at a cost of \$42,000 a year to be paid in monthly installments of \$3,500.00 in accordance with the proposal dated March 25, 2026 which is incorporated herein by reference.

Gomez
Barckett

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garnto	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-13

September 28, 2026

APPOINTMENT OF ATTORNEY TO GARFIELD HOUSING AUTHORITY

BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Garfield that Michael De Marco, Esq. of De Marco and De Marco, 912 Belmont Avenue, No. Haledon, N J 07508, be hired as its attorney for Fiscal Year April 1, 2026 through March 31, 2027 at a cost of \$48,500 per year to be paid in monthly installments of \$4041.66 in accordance with the proposal dated March 17, 2026 which is incorporated herein by reference.

Garnto
R. G. S.

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garnto	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-14

September 28, 2026

HIRING OF IPA AUDITOR

BE IT RESOLVED by the Commissioners of the Garfield Housing Authority to accept the proposal of Polcari & Co. 2035 Hamburg Turnpike, Unit H, Wayne, NJ 07470 at a total cost of \$13,315.00 inclusive of all costs and expenses in accordance with the proposal dated March 19, 2026 which is incorporated herein by reference.

Gomez

Dabal

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garito	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-15

September 28, 2026

Carpentry Maintenance Contract

WHEREAS, proposals were received for carpentry maintenance services at Garfield Housing Authority, and

WHEREAS, all submitted proposals were reviewed by our attorney, Michael DeMarco, Esq., and upon recommendation of the Executive Director,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Garfield Housing Authority, to accept the proposal of Arthur Construction II LLC, 1 Park St., South Hackensack, NJ 07606 for carpentry maintenance services for a one-year period beginning April 1, 2026 to March 31, 2027, at an hourly rate of \$100.28

Garanto
Follari

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garnto	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-16

September 28, 2026

PLUMBING MAINTENANCE CONTRACT

WHEREAS, proposals were received for plumbing maintenance services at Garfield Housing Authority, and

WHEREAS, all submitted proposals was reviewed by our attorney, Michael De Marco, Esq., and upon the recommendation of the Executive Director,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Garfield Housing Authority accept the proposal of Rak Plumbing & Heating 103 Hayward Place, Wallington, NJ 07057 for plumbing maintenance services for a one year period beginning April 1, 2026 to March 31, 2027 at an hourly rate of \$120.00 hr.

Riggs
Garruto

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Richard Rigoglioso	☒	☐	☐	☐
Garruto	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-17

September 28, 2026

Painting Contract

WHEREAS, the Housing Authority of the City of Garfield went out for bids for painting services, and

WHEREAS, Mascun Construction LLC., 282 Gaston Ave., Garfield, NJ, was the lowest responsible bidder,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Garfield, upon the recommendation of its attorney, Michael DeMarco, Esq., that Mascun Construction LLC. be awarded the contract for painting services for a period beginning April 1, 2026 to March 31, 2027, at an hourly rate of \$95.00 per hour.

Gomez

R. 995

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garito	☒	☐	☐	☐
Gomez	☒	☐	☐	☐

RESOLUTION NO. 2026-18

September 28, 2026

FLOORING CONTRACT

WHEREAS, the Housing Authority of the City of Garfield went out for bids for flooring services, and

WHEREAS, Kennedy Floors 1110-1118 Paterson Plank Road, North Bergen, NJ 07047 was the lowest responsible bidder,

NOW THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Garfield, upon the recommendation of its attorney, Michael DeMarco, Esq., that Kennedy Floors be awarded the contract for flooring services for a period beginning April 1, 2026 to March 31, 2027, at an hourly rate of \$95.00 for labor. Material as specified on bid package

Gomez

Riggs

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☒	☐	☐	☐
Follari	☒	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garito	☒	☐	☐	☐
Gomez	☒	☐	☐	☐