May 29, 2026

MEMO TO: Chairman Denise George-Carroll

Vice-Chairman Wynona Ancrum

Commissioner Wilson Cano

Commissioner Nelson Gonzalez

Commissioner David Orozco

Commissioner Victor Trujillo

Commissioner Cesar Vega

Carmine J. Liotta – Attorney

Hon. Yolanda Roberts – City Clerk

File

FROM: William D. Jones, Executive Director

RE: REGULAR MEETING

The regular monthly meeting of the Housing Authority of the City of Elizabeth will be held on **Monday evening, June 8, 2026 at 6:00pm**.

PLEASE NOTE: ALL COMMISSIONERS MEETINGS WILL BE HELD AT THE ADMINISTRATION OFFICES, 688 MAPLE AVENUE, AT 6:00PM AS PER RESOLUTION #5640

William D. Jones, Executive Director

COMMISSIONERS NOTE: **If you cannot attend the meeting, please contact the Administration Office prior to 4:30pm**

REVISED AGENDA

REGULAR MEETING **JUNE 8, 2026**

1 Public Session

2 Adoption of the Minutes of the May 4, 2026 Meeting

3 Approving the Payment of bills dated June 4, 2026

4 Communications

5 Approving the Report of the Executive Director, William D. Jones - June 2026

6 Old Business

7 New Business

RESOLUTIONS

8 Awarding a Purchase Order for purchasing of Office Supplies for all the Housing Authority of the City of Elizabeth Sites

9 Awarding a Contract for Servicing of the Heating and Hot Water Systems at all Housing Authority of the City of Elizabeth Sites

10 Adopting the Housing Authority of the City of Elizabeth Operating Budget and Fiscal Policies for the FYE July 1, 2026 to June 30, 2027 to the State of New Jersey Department of Community Affairs

11 Authorizing the Executive Director of HACE Acquisition of the limited partner interests of PNC Multifamily Capital Institutional Fund, XLI Limited Partnership and Columbia Housing SLP First Senior Housing Corporation and authorizing the negotiation and execution of various agreements, certificates and other documents and actions in connection with the acquisition of the limited partner interest.

12 Rescinding Resolution #6577 – Awarding a Contract for Elevator Renovations at Ford Leonard Towers

13 Awarding a Contract for Mold Remediation

14 Amending Resolution #6463 Contract #24C-18 with A&A Painting and Contracting Co.

15 Awarding a Contract for the Purchasing of Cleaning Supplies for all of Housing Authority of the City of Elizabeth Sites

16 Authorizing the Executive Director to open the waiting lists for Family one (1) and two (2) bedroom apartments in the family building and Senior one (1) bedroom apartments in the Senior Buildings.

17 Authorizing the Executive Director to designate twenty-four (24) units at 170-176 First Street as Project-Based Voucher (PBV) units.

18 Authorizing the Executive Director of HACE and the President of 205 First Street Senior Housing Corp. to negotiate and execute various agreements, certificates, and other documents and actions in connection with the acquisition of the limited partner interests in 205 First Street Urban Renewal, LP.

19 Adjournment

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF ELIZABETH

The regular meeting of the Housing Authority of the City of Elizabeth was held on Monday evening, June 8, 2026 at the Housing Authority of the City of Elizabeth Administration Building, 688 Maple Avenue, Elizabeth, NJ 07202.

The meeting was called to order by Chairman Denise George-Carroll at 6:00pm with a Pledge of Allegiance to the Flag.

On roll call the following Commissioners answered present: Commissioners Ancrum, Cano, George-Carroll, Gonzalez, Orozco, and Vega. "Absent": Commissioner Trujillo.

Others presents: Curtis Myers, Jr. Deputy Executive Director and Carmine Liotta, Esquire, Attorney.

Chairman George-Carroll announced that pursuant to the requirements of N.J.S.A. 10:4-10 of the Open Public Meeting Act, adequate notice of this meeting of the Housing Authority of the City of Elizabeth has been given by posting the 2026 Meeting Schedule on the Housing Authority Office Bulletin Board and further by filing the 2026 Meeting Schedule and Annual Meeting Date of January 7th, 2027 with the Office of the City Clerk and the Housing Authority Website.

The Chairman requested that the above statement be entered in full in the minutes of the meeting by the Secretary of the Housing Authority.

Public Session:

None.

Commissioner Cano moved for the adoption of the minutes of the May 4, 2026 regular meeting Seconded by Commissioner Ancrum.

There being no objections, the minutes were approved by the Board of Commissioners. Chairman George-Carroll abstained from the vote. Commissioner Trujillo was absent.

Commissioner Cano moved for the payment of the bills in the amount of: $4,230,236.43 dated June 4, 2026 and Seconded by Commissioner Vega.

Adopted by the following vote: "AYES": Commissioners Ancrum, Cano, George-Carroll, Gonzalez, Orozco and Vega. "NAYS": None. "ABSTAINED": None. "ABSENT": Commissioner Trujillo.

Communications:

None.

Report of the Executive Director:

Commissioner Cano moved for the adoption of the Executive Director's Report for June 2026 and Seconded by Commissioner Gonzalez.

Adopted by the following votes: "AYES" Commissioner Ancrum, Cano, George-Carroll, Gonzalez, Orozco, and Vega. "NAYS" None. "ABSTAINED": None. "ABSENT": Commissioner Trujillo.

Weep hole installation is completed for the Window Replacement project at Mravlag Manor. We are now working on additional exhaust fans for the bathrooms in the two buildings as well as exhaust fans on the roof for the building. The project is now substantially completed.

Mr. Myers stated that HACE applied for 5 Million dollar grant for the Mold Issue. He will keep the Board updated on this.

Miscellaneous engineer is schedule to evaluate issues at Marina Village on June 10th. They are working on the exhaust re-route at Ford Leonard Towers also.

The 170-176 First Street project completion stands at approximately 55%. The work on the retaining wall on the neighbor's property is complete.

The Farley Towers Security Enhancement project is now completed. Close-out is under way.

In May, CPRS continued to expand resident engagement through strategic partnerships and diverse programming across all sites. In partnership with Optimum, bingo events were hosted at multiple senior buildings, including Farley (May 5), O'Donnell Dempsey (May 7), E'Port Commons (May 8) Ford Leonard (May 12), Kennedy Arms (May 14), and Mravlag Manor (May 15). These events provided opportunities for socialization, recreation, and community building among residents.

On May 11, 2026 CPRS partner with the Kennedy Arms Tenant Association to host a Mother's Day Celebration, creating a meaningful opportunity to honor and celebrate resident mothers within the community.

In workforce development efforts, CPRS established a new partnership with Max Plumbing, which resulted in the hiring of two Section 3 workers – One YouthBuild participant and one resident from the Housing Choice Voucher program. This partnership reflects continued progress in connecting residents to employment opportunities.

The program also celebrated the achievement of a participant successfully passing the GED exam, marking an important milestone toward educational advancement. Additionally, a YouthBuild alumna completed her training at K&G Career Academy and earned certification as a Medical Assistant, highlighting the long-term impact of the program in supporting career development and self-sufficiency.

Old Business:

Commissioner Ancrum inquired about how the purchase of Conifer is coming along? Mr. Myers stated that it is coming along and that HACE is looking to close the deal in July with Conifer. He will keep the Board informed on this matter.

New Business:

Mr. Myers stated that on Sunday, July 12th, 2026 HACE in partnership with the Urban League will be hosting Game On! Culture Fest. A World-Cup inspired festival that will feature family-friendly programing, entertainment, youth soccer clinics, and food trucks at the Todd Bowles Sports Complex on 201-205 Front Street, Elizabeth.

Mr. Myers also stated that on Monday, July 13th, 2026 HACE in partnership with the Urban League will be hosting a career day at Kean University from 5:00pm – 9:00pm.

The following resolutions were adopted by a motion.

CC: CH
MM

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6584**
By: Commissioner Wynona Ancrum

RESOLUTION AWARDING A CONTRACT FOR THE PURCHASING OF OFFICE SUPPLIES FOR ALL HOUSING AUTHORITY OF THE CITY OF ELIZABETH SITES

BE IT and IT IS HEREBY RESOLVED; that a contract shall be awarded for the purchasing of Office Supplies for all Housing Authority of the City of Elizabeth sites to:

Staples Contract & Commercial LLC
500 Staples Drive
Framingham, MA 01702

In an amount not to exceed forty thousand dollars ($40,000.00) for a one (1) year period from Date of Notice to Proceed. This is in accordance with State Contract regulations NJSA 40A:11 which requires any purchase order/contract over $17,500.00 must be approved by the Governing Body.

Seconded by Commissioner Cano. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

CC: CH MM

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6585**
By: Commissioner Wynona Ancrum

RESOLUTION AWARDING A CONTRACT FOR SERVICING OF THE HEATING AND HOT WATER SYSTEMS AT ALL HOUSING AUTHORITY OF THE CITY OF ELIZABETH SITES

BE IT and IT IS HEREBY RESOLVED; that a contract for the Heating System repair work at all Housing Authority of the City of Elizabeth sites shall be awarded to:

Magic Touch Construction Co. Inc.
59 West Front Street
Keyport, NJ 07735

In an amount not to exceed one hundred and fifty thousand dollars ($155,000.00) per year, $125.00 per hour with the option for a second year at $130.00 per hours and third year at $135.00 per hour at the sole discretion of the Housing Authority of the City of Elizabeth for the second and third year. This is in accordance to State Contract regulations NJSA 40A:11 requires any contract (purchase order) over $17,500.00 must be approved by the Governing Body.

Seconded by Commissioner Cano. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

CC:CH

Commissioner Gonzalez introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6586**
By: Commissioner Nelson Gonzalez

RESOLUTION ADOPTING THE HOUSING AUTHORITY OF THE CITY OF ELIZABETH OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027 OPERATING BUDGET AND FISCAL POLICIES TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

WHEREAS; the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2026 and ending June 30, 2027 has been presented for **adoption** before the Commissioners of the Housing Authority of the City of Elizabeth at its open public meeting held June 8th, 2026; and

WHEREAS; the Annual Budget and Capital Budget as presented for **adoption** reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS; the Annual Budget as introduced for **adoption** reflects Total Revenues of **$40,354,207.00**, Total Appropriations, including any Accumulated Deficit if any of **$39,687,037.00**, and Total Unrestricted Net Position utilized of **$-0-** ; and

WHEREAS; the Capital Budget as introduced reflects Total Capital Appropriations of **$1,560,400.00** and Total Unrestricted Net Position planned to be utilized as funding thereof, of **$-0-** ; and

WHEREAS; the schedule of rents, fees and other chargers 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 Members of the Housing Authority of the City of Elizabeth, at an open public meeting held on June 8th, 2026 that the Annual Budget, including all related Schedules, and the Capital Budget/Program of the Housing Authority of the City of Elizabeth for the fiscal year beginning July 1, 2026 and ending June 30, 2027 is hereby **adopted;** 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.

BE IT AND IT IS FURTHER RESOLVED, that the governing body of the Housing Authority of the City of Elizabeth will consider the Annual Budget and Capital Budget/Program for **adoption** on June 8th, 2026.

Seconded by Commissioner Cano: Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

CC: CM
RM
WT

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. 6587
By: Commissioner Wynona Ancrum

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ELIZABETH AUTHORIZING THE ACQUISITION OF THE LIMITED PARTNER INTERESTS OF PNC MULTIFAMILY CAPITAL INSTITUTIONAL FUND, XLI LIMITED PARTNERSHIP, AND COLUMBIA HOUSING SLP CORPORATION THROUGH THE AUTHORITY'S AFFILIATE ENTITY 205 FIRST SENIOR HOUSING CORPORATION AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF VARIOUS AGREEMENTS, CERTIFICATES, AND OTHER DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ACQUISITION OF THE LIMITED PARTNER INTERESTS

WHEREAS, the Housing Authority of the City of Elizabeth (the **"Authority"**) is a public body corporate and politic of the State of New Jersey, constituting an agency and instrumentality of, and created by, the City of Elizabeth pursuant to the provisions of the Housing Authorities Law, Chapter 67 of the Pamphlet Laws of 1950, codified at *N.J.S.A.* 55:14A-1 et seq., repealed and replaced by the Local Redevelopment and Housing Law, under Chapter 79 of the Pamphlet Laws of 1992, as amended and supplemented, and codified at *N.J.S.A.* 40A:12A-1 et seq.; and

WHEREAS, the Authority has created an affiliate entity named 205 First Senior Housing Corporation (the **"Corporation"**, and together with the Authority, the **"HACE Entities"**); and

WHEREAS, the Corporation entered into a partnership agreement creating 205 First Street Urban Renewal, L.P. (the **"Partnership"**), which is governed by that certain Amended and Restated Agreement dated as of May 1, 2010 (the **"Partnership Agreement"**) as may be amended from time to time; and

WHEREAS, the Partnership Agreement detailed the construction, financing, and ownership of 205 First Street Senior Housing which includes a total of thirty (30) affordable senior rental housing units and one manager's unit, in addition to twelve (12) public housing units with the first floor consisting of a commercial space (the **"Project"**); and

WHEREAS, the Corporation is determined to acquire the limited partner interests in the Partnership of PNC Multifamily Capital Institutional Fund XLI Limited Partnership (the **"Investment Limited Partner"**) and Columbia Housing SLP Corporation (the **"Special Limited Partner"** and together with the Investment Limited Partner the **"Limited Partners"**); and

WHEREAS, the Limited Partners intend to transfer and convey all of their rights, title, and interest (the **"Partnership Interests"**) in and to the Partnership to the Corporation; and

WHEREAS, after the transfer of the Partnership Interests, the Partnership will continue to operate the Project as an affordable residential development in compliance with all HUD requirements; and

WHEREAS, the Authority now desires to: (i) (a) authorize the acquisition of the Limited Partners' interests by the Corporation; and (ii) (a) authorize the Chairman, Vice Chairman, and Executive Director (each, an "**Authorized Signatory**" and collectively, the "**Authorized Signatories**") to execute and deliver any documents, certificates, agreements, or instruments necessary, useful or convenient to consummate, evidence or secure the Project ("**Transaction Documents**"); and (b) authorize the taking or refraining from taking any further actions as may be necessary, desirable, useful, or convenient in order to effectuate, consummate, or perform the Corporation's obligations with respect to the Project, and, to ratify and confirm any actions taken to date in this regard; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that all actions taken by the HACE Entities' officers are hereby ratified, confirmed, authorized, and approved;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that each of the Authorized Signatories and other necessary and proper HACE Entities' officers, are hereby authorized and directed to execute and deliver, in a form approved by such officer, the Transaction Documents and such other documents or instruments required by the parties referenced above or deemed necessary or appropriate to complete the transactions contemplated herein, and to take all actions or refrain from such actions necessary or desirable to carry out the obligations of each such entity and to consummate the transactions.

Seconded by Commissioner Gonzalez: Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers
Deputy Executive Director

CC: CM MH JV

Commissioner Cano introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6588**
By: Commissioner Wilson Cano

RESOLUTION RESCINDING RESOLUTION #6577, AWARDING A CONTRACT FOR ELEVATOR RENOVATIONS AT FORD LEONARD TOWERS

BE IT and IT IS HEREBY RESOLVED; that following receipt of a bid protest and a re-evalution of all bids received for this project and based on the advice of legal counsel, it is recommended that the Housing Authority of the City of Elizabeth rescind the contract awarded to West End KB LLC.

BE IT and IT IS HEREBY RESOLVED; that Resolution 6577, Elevator Renovations at Ford Leonard Towers with West End KB LLC, 14 Bridgewaters Dr. Oceanport, NJ 07757 shall be **Rescinded**.

Seconded by Commissioner Ancrum: Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

cc: CM MM

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6589**
By: Commissioner Wynona Ancrum

RESOLUTION AWARDING A CONTRACT/PURCHASE ORDER FOR MOLD REMEDIATION

BE IT and IT IS HEREBY RESOLVED; that a contract/purchase order for mold remediation in affected apartments at Mravlag Manor shall be awarded to:

Pathogend of New Jersey
30 Galesi Drive, Suite 102A
Highland Park, NJ 08904

In an amount not to exceed eighteen thousand one-hundred and eighty-five dollars ($18,185.00) for one year from date of Notice to Proceed. This is for Mold Remediation for an additional 8 affected apartments at Mravlag Manor. This is in compliance with NJSA 40A:11 which requires any contract/purchase order over $17,500.00 must be approved by the Governing Body.

Seconded by Commissioner Cano: Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

CC:CM
UM

Commissioner Cano introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6590**
By: Commissioner Wilson Cano

RESOLUTION AMENDING RESOLUTION #6463 CONTRACT FOR THE PAINTING OF OCCUPIED AND VACANT APARTMENTS AT ALL HOUSING AUTHORITY OF THE CITY OF ELIZABETH SITES

BE IT and IT IS HEREBY RESOLVED; that Contract #24C-18 shall be amended for an increase amount of $7,367.82 for the remainder of the contract which expires on October 15, 2026 with A&A Painting and Contracting Co., 111 Columbia Street, Highland Park, NJ 08904.

Seconded by Commissioner Ancrum. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Authority of the City of Elizabeth.

Curtis Myers, Jr.
Executive Deputy Director

CC: CH MM

Commissioner Gonzalez introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6591**
By: Commissioner Nelson Gonzalez

RESOLUTION AWARDING A CONTRACT FOR PURCHASING OF CLEANING SUPPLIES FOR ALL HOUSING AUTHORITY OF THE CITY OF ELIZABETH SITES

BE IT and IT IS HEREBY RESOLVED; that a contract shall be awarded for the purchasing of Cleaning Supplies for all Housing Authority of the City of Elizabeth sites to:

Spruce Industries
759 E. Lincoln Avenue
Rahway, NJ 07065

In an amount not to exceed seventy-five thousand dollars ($75,000.00) for a one (1) year period from Date of Notice to Proceed. This is in accordance with State Contract regulations NJSA 40A:11 which requires any purchase order (contract) over $17,500.00 must be approved by the Governing Body.

Seconded by Commissioner Vega. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6592**
By: Commissioner Wynona Ancrum

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO OPEN THE WAITING LIST FOR SENIOR CITIZEN/DISABLE ONE (1) BEDROOM APARTMENTS AT THE SENIOR BUILDINGS AND THE FAMILY BUILDING (MRAVLAG MANOR) ONE (1) AND TWO (2) BEDROOM APARTMENTS

WHEREAS; in compliance with the U.S. Department of Housing and Urban Development's guide-lines, to maintain suitable occupancy levels, the Housing Authority of the City of Elizabeth wishes to open the waiting list and accept applications for senior citizen/disable one (1) bedroom apartments at the senior sites and for the family site (Mravlag Manor) one (1) and two (2) bedroom apartments.

BE IT AND IT IS HEREBY RESOLVED; that the Executive Director is authorized to advertise a notice in the Star Ledger Friday, June 12th, 2026, and on the Housing Authority of the City of Elizabeth Website and Facebook page advising interested parties that applications will be available on line only on Tuesday, June 30th, 2026 until Thursday, July 2nd, 2026.

Seconded by: Commissioner Gonzalez. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

CC:CH

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. **6593**
By: Commissioner Wynona Ancrum

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO DESIGNATE TWENTY-FOUR (24) UNITS AT 170-176 FIRST STREET AS PROJECT BASED VOUCHER (PBV) UNITS

WHEREAS; the Housing Authority of the City of Elizabeth has newly constructed a twenty-four (24) Senior Citizen/Disabled development on 170-176 First Street, Elizabeth, NJ which if financed through HOME and National Trust Fund (NHTP) Resources.

BE IT AND IT IS HEREBY RESOLVED; that the Executive Director is authorized to designate the twenty-four (24) units at 170-176 First Street as Project-Based Vouchers (PBV) Units.

Seconded by: Commissioner Cano. Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers, Jr.
Deputy Executive Director

cc: CH RH WJ

Commissioner Ancrum introduced the following resolution and moved for its adoption:

RESOLUTION NO. 6594

By: Commissioner Wynona Ancrum

RESOLUTION OF 205 FIRST SENIOR HOUSING CORPORATION AUTHORIZING THE NEGOTIATION AND EXECUTION OF VARIOUS AGREEMENTS, CERTIFICATES, AND OTHER DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ACQUISITION OF THE LIMITED PARTNER INTERESTS IN 205 FIRST STREET URBAN RENEWAL, L.P.

WHEREAS, 205 First Senior Housing Corporation (the **"Corporation"**) was created on February 22, 2007 and is an affiliate of the Housing Authority of the City of Elizabeth and is a public body corporate and politic of the State of New Jersey, constituting an agency and instrumentality of, and created by, the City of Elizabeth pursuant to the provisions of the Housing Authorities Law, Chapter 67 of the Pamphlet Laws of 1950, codified at *N.J.S.A.* 55:14A-1 et seq., repealed and replaced by the Local Redevelopment and Housing Law, under Chapter 79 of the Pamphlet Laws of 1992, as amended and supplemented, and codified at *N.J.S.A.* 40A:12A-1 et seq.;and

WHEREAS, the Corporation is the general partner of 205 First Street Urban Renewal, L.P. (the **"LP"**); and

WHEREAS, the Corporation entered into a partnership agreement creating the LP (the **"Partnership"**), which is governed by that certain Amended and Restated Agreement dated as of May 1, 2010 (the **"Partnership Agreement"**) as may be amended from time to time; and

WHEREAS, the Partnership Agreement detailed the construction, financing, and ownership of 205 First Street Senior Housing which includes a total of thirty (30) affordable senior rental housing units and one manager's unit, in addition to twelve (12) public housing units with the first floor consisting of a commercial space (the **"Project"**); and

WHEREAS, the Corporation is determined to acquire the limited partner interests in the Partnership of PNC Multifamily Capital Institutional Fund XLI Limited Partnership (the **"Investment Limited Partner"**) and Columbia Housing SLP Corporation (the **"Special Limited Partner"** and together with Investment Limited Partner the **"Limited Partners"**); and

WHEREAS, the Limited Partners intend to transfer and convey all of their rights, title, and interest (the **"Partnership Interests"**) in and to the Partnership to the Corporation; and

WHEREAS, after the transfer of the Partnership Interests, the Partnership will continue to operate the Project as an affordable residential development in compliance with all HUD requirements; and

WHEREAS, the Corporation now desires to: (i) (a) authorize the acquisition of the Limited Partners' interests by the Corporation; and (ii) (a) authorize the President, Treasurer, and

Secretary (each, an "**Authorized Signatory**" and collectively, the "**Authorized Signatories**") to execute and deliver any documents, certificates, agreements, or instruments necessary, useful, or convenient to consummate, evidence or secure the Project ("**Transaction Documents**"); and (b) authorize the taking or refraining from taking any further actions as may be necessary, desirable, useful, or convenient in order to effectuate, consummate, or perform the Corporation's obligations with respect to the Project, and, to ratify and confirm any actions taken to date in this regard; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that all actions taken by the Corporation's officers are hereby ratified, confirmed, authorized, and approved;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that each of the Authorized Signatories and other necessary and proper Corporation's officers, are hereby authorized and directed to execute and deliver, in a form approved by such officer, the Transaction Documents and such other documents or instruments required by the parties referenced above or deemed necessary or appropriate to complete the transactions contemplated herein, and to take all actions or refrain from such actions necessary or desirable to carry out the obligations of each such entity and to consummate the transactions.

Seconded by Commissioner Cano: Adopted by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Wynona J. Ancrum	(X)	( )	( )	( )
Wilson Cano	(X)	( )	( )	( )
Denise George-Carroll	(X)	( )	( )	( )
Nelson Gonzalez	(X)	( )	( )	( )
David Orozco	(X)	( )	( )	( )
Victor Trujillo	( )	( )	( )	(X)
Cesar Vega	(X)	( )	( )	( )

This is to certify that the above resolution was adopted at the regular meeting held on June 8, 2026 and contained in the minutes of the Housing Authority of the City of Elizabeth.

Curtis Myers
Deputy Executive Director

There being no further business to discuss, Commissioner Ancrum moved to adjourn the meeting. Seconded by Commissioner Cano.

Adopted by the following vote: "AYES": Commissioners Ancrum, Cano, George-Carroll, Gonzalez, Orozco and Vega. "NAYS": None. "ABSTAINED": None. "ABSENT": Commissioner Trujillo.

The meeting was therefore adjourned at 6:32p.m.

Respectfully submitted,

Curtis Myers, Jr.
Deputy Executive Director