THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-10
LEGAL SERVICES CONTRACT

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l)(a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that it is necessary in connection with the Maplewood Homes Project to engage an Attorney to perform legal services with regard to the Florence Housing Authority, hereby do appoint **David M. Serlin,** at a rate agreed upon for a time period of **October 1, 2026 ending September 30, 2027;**

BE IT FURTHER RESOLVED, that the Commissioners of the Authority be and hereby are authorized to execute a mutually satisfactory Agreement on behalf of the Authority with said Attorney for said services at said costs; and **$220.00,** per hour for general services.

BE IT FURTHER RESOLVED, that the appointment of the Attorney hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Attorney is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a)(i) to be published in the appropriate newspaper.

ADOPTED:
I hereby certify that the Board of Commissioners at the re-organization meeting held on September 9, 2026 approved the above resolution.

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Vargas	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-11
FEE ACCOUNTANT

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l)(a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that there exists a need for a professional part time Fee Accounting Service in connection with its PHA owned low-income housing program; and,

WHEREAS, the Authority has solicited proposals for this professional service pursuant to competitive proposal procedures prescribed by the U.S. Department of Housing and Urban Development and funds have been budgeted and approved by HUD for this service; and,

WHEREAS, the Authority has reviewed the proposal(s) received for this service and will engage a fee accountant to perform the professional accounting services, do appoint **David Ciarrocca,** at a rate agreed upon for a time period of **October 1, 2026 ending September 30, 2027;**

BE IT FURTHER RESOLVED, that the Commissioners of the Authority be and hereby are authorized to execute a mutually satisfactory Agreement on behalf of the Authority with said Accountant for said services at said costs of **$18,900.00** payable in 12 equal payments of **$1,575.00** each; and,

BE IT FURTHER RESOLVED, that the appointment of the Accountant hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Accountant is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a)(i) to be published in the appropriate newspaper.

ADOPTED:
I hereby certify that the Board of Commissioners at the re-organization meeting held on September 9, 2026 approved the above resolution.

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Vargas	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-12
APPOINT ARCHITECTURAL FIRM

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l){a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that there exists a need for Architectural Services in connection with its PHA owned low-income housing program; and,

WHEREAS, the Authority, after consideration of various factors, including but not limited to prior experience, and cost, has contracted to receive the Architectural services of **Radey Associates Architects,** for a time period of **October 1, 2026 ending September 30, 2027;** with an option to renew for an additional year; and,

BE IT FURTHER RESOLVED, that the appointment of the Architectural Firm hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Architectural Firm is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT FURTHER RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a)(i) to be published in the appropriate newspaper.

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the re-organization meeting held on September 9, 2026

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-13
APPOINTING AUDIT SERVICES-FYE 03/31/2027

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, pursuant to N.J.S.A.40A: 11-S(l)(a) any contract, agreement of purchase, the subject of which consist of professional services, is an exception to the bidding requirements of the local Public Contract Law; however, HUD Procedures for Procuring Professional Services requires competitive proposals; and,

WHEREAS, The Housing Authority of the Township of Florence (hereinafter referred to as the "Authority") has determined that there exists a need for Audit Services in connection with its PHA owned low-income housing program; and,

WHEREAS, the Authority, after consideration of various factors, including but not limited to prior experience, and cost, shall exercise the option of renewing the current contract under the same terms and conditions for the Audit services of **Polcari & Company, CPAs,** for a time period of one (1) year, ending **March 31, 2027;** and,

NOW THEREFORE, BE IT RESOLVED, that the re-appointment of the Audit Firm hereby authorized is made public notice being made pursuant to HUD regulations for the reason that said Audit Firm is rendering professional services requiring expertise and extensive training in the aforesaid field; and,

BE IT FURTHER RESOLVED, that the Commissioner of the Authority be and hereby are authorized to execute a mutually satisfactory Agreement on behalf of the Authority with said Audit Firm for said services at said costs of **$10,500.00;**

BE IT FURTHER RESOLVED that the Secretary of the Authority be and hereby is authorized to direct to cause notice of this resolution as required by N.J.S.A.40A: 11-S(a) (i) to be published in the appropriate newspaper.

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the re-organization meeting held on September 9, 2026

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-14
RE-APPOINT COORDINATOR FOR
CAPITAL FUNDING PROGRAMS

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence;

WHEREAS, The Housing Authority of the Township of Florence is operating fifty (50) units of low-income public housing, identified as Maplewood Homes; and,

WHEREAS, A Capital Funding Coordinator Consulting Services are required by the Authority and approved by HUD in connection with the operation and management of the Capital Funding Programs (CFP); and,

WHEREAS, the Authority Executive Director is qualified to fulfill this position; and,

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Florence Housing Authority do hereby appoint **Gary J. Centinaro, Executive Director,** for said services; and,

BE IT FURTHER RESOLVED, that the Commissioners of the Housing Authority be and hereby are authorized to execute this appointment.

ADOPTED:

I hereby certify that the above resolution was approved by the Board of Commissioners at the re-organization meeting held on September 9, 2026

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston	X			
Eduardo Jimenez	X			
Kimberly Mattson	X			
Mary Ann Napolitan	X			
Robert Dulo	X			
Anant Patel	X			
Carina Vargas	X			

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-15
DESIGNATE LEGAL NEWSPAPER

BE IT RESOLVED, by the Commissioners of the Housing Authority of the Township of Florence:

WHEREAS, pursuant to applicable New Jersey State Law and Procedures to the U.S. Department of Housing and Urban Development the following is the newspaper designated for Public Notice:

Burlington County Times

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 9, 2026 approved the above resolution.

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-16
MEETING CALENDAR

BE IT RESOLVED, that pursuant to the provisions of the Open public Meeting Act of the State of New Jersey the following is a schedule of the Regular Monthly Meetings of the Housing Authority of the Township of Florence, 620 West Third and Eyre Streets, Florence, New Jersey, 08518, at 6:00 pm in the conference room of the Florence Housing Authority, 620 West Third Street, Florence, New Jersey 08518, unless otherwise noted.

OCTOBER 09, 2026 THRU SEPTEMBER 08, 2027

WEDNESDAY, OCTOBER 14, 2026
WEDNESDAY, NOVEMBER 18, 2026* - Due to Holiday
SATURDAY, DECEMBER 12, 2026*
WEDNESDAY, JANUARY 13, 2027
WEDNESDAY, FEBRUARY 10, 2027
WEDNESDAY, MARCH 10, 2027
WEDNESDAY, APRIL 14, 2027
WEDNESDAY, MAY 12, 2027
WEDNESDAY, JUNE 09, 2027
WEDNESDAY, JULY 14, 2027 *no meeting unless necessary
WEDNESDAY, AUGUST 11, 2027 *no meeting unless necessary
WEDNESDAY, SEPTEMBER 8, 2027

* December meeting is at **9:00 am**
* The monthly meetings for July and August 2027 are canceled unless otherwise noted.

ADOPTED:

I hereby certify that the Board of Commissioners at the re-organization meeting held on September 9, 2026 approved the above resolution.

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
BANKING INSTITUTION
CERTIFICATE OF AUTHORITY
Bank of America
RESOLUTION 2026-17

Legal Name: The Housing Authority of the Township of Florence
Principal address: 620 West Third Street
Florence, New Jersey 08518

Business: Corporation

Bank of America is approved as an option as a banking institution for the Florence Housing Authority. This account option will be researched by the Executive Director and reported to the Board of Commissioners, pending any changes.

_X_ Certification of Resolutions: The undersigned is authorized by the Depositor to certify and hereby does certify that the Resolution set forth below were properly adopted on **September 9, 2026** by the Depositor in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all applicable to the Depositor have not been modified or rescinded, and are in full force and binding on the Depositor.

_X_ Adoption of Resolution: The undersigned does hereby adopt the Resolution set forth below and certify that such Resolutions are in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all laws applicable to the depositor.

ADOPTED:

I hereby certify that the above resolution was approved at the Reorganization Meeting held on Wednesday, September 9, 2026.

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
BANKING INSTITUTION
CERTIFICATE OF AUTHORITY
WSFS Bank
RESOLUTION 2026-18

Legal Name: The Housing Authority of the Township of Florence
Principal address: 620 West Third Street
Florence, New Jersey 08518

Business: Corporation

Beneficial WSFS Bank is the banking institution for the Florence Housing Authority Funds.

_X_ Certification of Resolutions: The undersigned is authorized by the Depositor to certify and hereby does certify that the Resolution set forth below were properly adopted on **September 9, 2026** by the Depositor in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all applicable to the Depositor have not been modified or rescinded, and are in full force and binding on the Depositor.

_X_ Adoption of Resolution: The undersigned does hereby adopt the Resolution set forth below and certify that such Resolutions are in accordance and conformity with the Depositor's governing documents, all agreements with third parties and all laws applicable to the depositor.

ADOPTED:

I hereby certify that the above resolution was approved at the Reorganization Meeting held on Wednesday, September 9, 2026.

Gary J. Centinaro
Executive Director

Governing Body recorded vote

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE
RESOLUTION 2026-19
A RESOLUTION TO APPOINT FUND COMMISSIONER

WHEREAS, the Florence Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioner of the Florence Housing Authority does hereby appoint Gary J. Centinaro, Executive Director, as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2027.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE FLORENCE HOUSING AUTHORITY AT A MEETING HELD ON WEDNESDAY, September 9, 2026

Gary J. Centinaro
Executive Director

Commissioners recorded vote:

Members	Ayes	Nays	Abstains	Absent
Ritchard Woolston				
Eduardo Jimenez				
Kimberly Mattson				
Mary Ann Napolitan				
Robert Dulo				
Anant Patel				
Carina Vargas				

MANAGEMENT AGREEMENT
BY AND BETWEEN
HOUSING AUTHORITY OF THE CITY OF BEVERLY
AND
THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

RESOLUTION 2026-20

THIS AGREEMENT is made on this_9_day of September 2026 by and between the Housing Authority of the City of Beverly (herein "BHA") and the Housing Authority of the Township of Florence (herein "FHA").

PREAMBLE

WHEREAS, the FHA wishes to retain the management services of the BHA,

NOW, THEREFORE, the parties agree as follows:

1. **AGREEMENT TO MANAGE.** The BHA hereby agrees that it shall provide professional management services for the FHA in accordance with the terms and conditions of this Agreement. The FHA agrees to reimburse the BHA for said services in accordance with the terms and conditions of this Agreement.

2. **COMPENSATION.** The BHA shall be compensated for the services provided hereunder as follows:

It is the intention of the parties that the amounts paid to the BHA by the FHA shall constitute payment for services rendered and all administrative and overhead costs of BHA incurred as a result of providing services to the FHA including, but not limited to the compensation and all fringe benefits of the BHA employee which are allocable to the time each of the BHA employee spends rendering services to the FHA under the terms of this agreement. Such services shall be rendered at the office of he FHA and BHA and projects of the FHA and during regular business hours shall be paid as follows:

The FHA shall compensate the BHA at the rate of $83,000. or as any future increases in the budgeted amount per annum payable in monthly installments of twelve (12) equal payments as full compensation for the services of the Executive Director position including salary, benefits, and administrative overhead. The BHA employee shall continue to receive their regular salary from the BHA.

Payment shall be made for services rendered. The BHA shall submit monthly bills to the FHA.

Notwithstanding any other provisions herein, total payments under this contract shall not exceed the budgeted amount without further authorization from the FHA. In the event that the contract maximum of budgeted amount is reached and the FHA does not authorize further expenditures, the BHA shall have no further obligation to perform services under this agreement.

3. **SCOPE OF SERVICES.** The BHA shall perform the following:

a. Carry out the organizational, supervisory, coordinating and monitoring functions attendant to the position of Executive Director.

b. Provide leadership to the FHA staff, residents, and the community in the development, rehabilitation, management and maintenance of decent, safe, and sanitary housing for low-income residents of the Township of Florence.

c. Establish appropriate advocacy relationships with, and act as the FHA's primary spokesperson and representative to local, state, and federal elected officials and administrative personnel, tenant representatives and

MANAGEMENT AGREEMENT
BY AND BETWEEN
HOUSING AUTHORITY OF THE CITY OF BEVERLY
AND
THE HOUSING AUTHORITY OF THE TOWNSHIP OF FLORENCE

RESOLUTION 2026-20

THIS AGREEMENT is made on this_9_day of September 2026 by and between the Housing Authority of the City of Beverly (herein "BHA") and the Housing Authority of the Township of Florence (herein "FHA").

PREAMBLE

WHEREAS, the FHA wishes to retain the management services of the BHA,

NOW, THEREFORE, the parties agree as follows:

1. **AGREEMENT TO MANAGE.** The BHA hereby agrees that it shall provide professional management services for the FHA in accordance with the terms and conditions of this Agreement. The FHA agrees to reimburse the BHA for said services in accordance with the terms and conditions of this Agreement.

2. **COMPENSATION.** The BHA shall be compensated for the services provided hereunder as follows:

It is the intention of the parties that the amounts paid to the BHA by the FHA shall constitute payment for services rendered and all administrative and overhead costs of BHA incurred as a result of providing services to the FHA including, but not limited to the compensation and all fringe benefits of the BHA employee which are allocable to the time each of the BHA employee spends rendering services to the FHA under the terms of this agreement. Such services shall be rendered at the office of he FHA and BHA and projects of the FHA and during regular business hours shall be paid as follows:

The FHA shall compensate the BHA at the rate of $71,500. or as any future increases in the budgeted amount per annum payable in monthly installments of twelve (12) equal payments as full compensation for the services of the Executive Director position including salary, benefits, and administrative overhead. The BHA employee shall continue to receive their regular salary from the BHA.

Payment shall be made for services rendered. The BHA shall submit monthly bills to the FHA.

Notwithstanding any other provisions herein, total payments under this contract shall not exceed the budgeted amount without further authorization from the FHA. In the event that the contract maximum of budgeted amount is reached and the FHA does not authorize further expenditures, the BHA shall have no further obligation to perform services under this agreement.

3. **SCOPE OF SERVICES.** The BHA shall perform the following:

a. Carry out the organizational, supervisory, coordinating and monitoring functions attendant to the position of Executive Director.

b. Provide leadership to the FHA staff, residents, and the community in the development, rehabilitation, management and maintenance of decent, safe, and sanitary housing for low-income residents of the Township of Florence.

c. Establish appropriate advocacy relationships with, and act as the FHA's primary spokesperson and representative to local, state, and federal elected officials and administrative personnel, tenant representatives and

organizations, public media, and private sector organizations, and foundations.

d. Promote the creation and sustenance of cohesive, functioning tenant organizations in order to facilitate a management partnership between the FHA and the residents and to enhance the resident's capacity for increased decision-making and site management roles and responsibilities.

e. Advocate through appropriate channels legislative and administrative policies, programs, and positions which will advance the FHA's residential mandate.

f. Perform all executive and management duties which an Executive Director is authorized to perform for the FHA.

g. Take all personnel, managerial, and administrative actions to facilitate the operation of the FHA.

h. Assist the Board of the FHA, if requested, to locate a competent executive director for the FHA and to advise the FHA regarding the selection and appointment of a competent executive director.

i. Coordinate and oversee the transition of all functions exercised by BHA under this agreement to employees of the FHA.

j. Make recommendations for plans and policies to correct any managerial deficiencies.

4. **RIGHT TO HIRE OTHERS**

a. The BHA shall have the right to designate additional employees of its staff to assist in fulfilling the BHA's responsibilities under this Agreement subject to the prior approval of the FHA. Compensation for such employee shall be agreed to by the BHA and the FHA.

b. The BHA shall have the right to employ additional individuals subject to the prior approval of the FHA.

5. **INDEPENDENT CONTRACTOR.** BHA employees designated to perform services under this contract shall be deemed to be employees of BHA only, as a group and separately, and shall not be deemed to be employees of the FHA for any purpose whatsoever.

6. **CONTRACT PERIOD.** This contract shall be effective upon execution of this Agreement and shall continue until September 30, 2031. The parties may agree to extend the term of this contract by a subsequent addendum or new contract in the future.

7. **BOND AND INSURANCE.** The BHA on the effective date of this contract shall furnish the FHA with a fidelity bond issued by a surety company satisfactory to the FHA in the amount of $1,000,000 indemnifying the FHA against loss, theft, embezzlement, or other fraudulent acts on the part of the BHA or its employees. The FHA shall reimburse the BHA for the cost of this bond.

8. **TERMINATION.** This contract may be terminated as follows:

a. Upon sixty (60) days written notice by one party to the other.

b. The Employee may be terminated without cause during the term of this contract upon service of a written notice of termination. In that event, the Employee, individually and not the BHA shall receive a severance amount equal to two years base salary within thirty (30) days of service of the notice of termination.

c. By the FHA, whenever the BHA is in material default in the performance of this contract in accordance with its terms, including the failure to demonstrate progress in the prosecution of the work, provided that the BHA is given written notice specifying the default and has failed to cure such default within ten (10) days from receipt of such notice. Upon such failure to cure, this contract shall be deemed to be terminated and of no further force and effect.

9. **INDEMNIFICATION AND LIABILITY INSURANCE.**

a. The FHA shall indemnify, hold harmless, and defend the BHA against all claims that arise resulting from its performance of this Agreement, except that the FHA shall not indemnify the BHA for claims caused by the willful misconduct or gross negligence of the BHA or those hired or employed by the BHA.

b. The FHA shall obtain an insurance policy for Officers, Directors, and Employees insurance covering the BHA and BHA employees who perform services pursuant to this Agreement in the amount of $1,000,000. If the FHA refuses or fails to obtain such insurance prior to the effective date of this Agreement, then this Agreement shall be null and void.

c. The FHA shall continue in force, all liability insurance coverage. The FHA agrees to reimburse the BHA for any increase in premiums necessary to cover the BHA and its employees performing services under this Agreement.

10. **INTEREST OF MEMBERS, OFFICERS, OR EMPLOYEES OF PHA, MEMBERS OF LOCAL GOVERNING BODY, OR OTHER PUBLIC OFFICIALS.**

a. No member, officer, or employee of the BHA, no member of the governing body of the locality in which the project is located, and no other public official of such locality or localities, who exercises any function or responsibilities with respect to the project during his or her tenure or for one year thereafter, shall have any interest, direct, or indirect, in this contract or the proceeds thereof.

b. The BHA shall insert subparagraph (a) in all contracts entered into pursuant to this contract or in connection with any project of the FHA and shall require its contractors to insert it in each of its subcontracts.

c. The BHA warrants that it has disclosed all relevant information, and warrants that to the best of its knowledge and belief, it does not have any organizational conflict of interest.

d. The BHA agrees that after execution of this Agreement, it discovers an organizational conflict of interest with respect to this contract, it shall make an immediate and full disclosure to the FHA, which shall include a description of the action which the BHA has taken or intends to take to eliminate or neutralize this conflict.

11. **RECORDS.** The BHA shall maintain, or cause to be maintained, if the FHA retains its own Fee Accountant, a comprehensive system of records, books, and accounts in a manner satisfactory to HUD and the FHA. All records, books, and accounts, together with all documents, papers and records of the BHA which relate to the operation of the FHA shall be available for examination at reasonable hours by any authorized representative of HUD, Comptroller General

or New Jersey Department of Community Affairs and authorized FHA representatives. The BHA will turn over all records to the FHA at the termination of this contract.

12. **EQUAL EMPLOYMENT OPPORTUNITY.** During the performance of this contract, the BHA agrees as follows:

a. The BHA will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The BHA agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this Equal Opportunity clause.

b. In the event of the BHA's non-compliance with the Equal Opportunity clause of this contract or with any other such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the BHA may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in such order, or by rule, regulations, or order of the Secretary of Labor, or as otherwise provided by law.

13. **LIMITATION ON EXPENDITURES.** Notwithstanding any of the foregoing provisions, the prior approval of the FHA will be required for any expenditures for maintenance or repairs which exceeds $10,000 in any one instance for labor, materials or otherwise, except for emergency repairs involving immediate and significant danger to persons or property or required to avoid the suspension of any necessary service to the properties under FHA's jurisdictions.

14. **NOTICES: APPROVALS.** Where notice to a party or the approval of a party is required under the terms of the Agreement such notice shall be given to and such approval shall be obtained from the following representatives of each party:

FOR THE FLORENCE HOUSING AUTHORITY

Mr. Ritchard Woolston, Chairperson
620 West Third Street
Florence, New Jersey 08518
Or his successor.

FOR THE BEVERLY HOUSING AUTHORITY

Mrs. Sarah Richards, Chairperson
101 Magnolia Street
Beverly, New Jersey 08010
Or her successor.

FOR THE FLORENCE HOUSING AUTHORITY

Mr. Ritchard Woolston, Chairperson
620 West Third Street
Florence, New Jersey 08518
Or his successor.

FOR THE BEYERLY HOUSING AUTHORITY

Ms. Sarah Richards,
Chairperson 101 Magnolia
Street Beverly, New Jersey
08010 Or her successor.

15. **INTERPRETATION.** This Agreement constitutes the entire agreement between the parties and no change will be valid unless made by in writing and executed by the parties.

ATTEST:

10/1/26
Date

Ritchard Woolston, Chairperson
Florence Housing Authority

10/1/26
Date

Sarah Richards
Beverly Housing Authority

I, Gary J. Centinaro, the current BHA Executive Director, state as follows:

(a) I am currently the designated "employee" referred to in this contract.
(b) I agree to also be bound by the terms of this Agreement.
(c) I will also benefit by the terms of this

ATTEST:

10/1/26
Date

Gary Centinaro
Executive Director