

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD OCTOBER 10, 2013 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:47 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Ragan stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met. Upon roll call Commissioners Pekarofski and Ragan answered present, with Commissioners Bailey, Parson and Thomas absent. Also in attendance were Authority Attorney Testino and Accountant Ciarrocca. Commissioner Bailey arrived at 7:50 pm, but there still was no quorum.

Under the Director's Report Mr. Pushko noted that the recent Government shut down hasn't, as yet, caused RHA any problems, but that situation could change. He also noted that he and Mr. Testino will be in court regarding a check fraud case involving the Section 8 checking account, and there is a defiant trespass case as well. Mr. Pushko stated there is still outstanding FEMA money due to the Authority from Hurricane Irene (2 years ago). He is hopeful this will be forthcoming. The State Budget still has not been returned. He also spoke about REAC financial scoring, noting that he has written letters to the Assistant Secretary of HUD in Washington the removal of Energy Loans and vacant units (due to natural disasters) from the scoring. Clean-up of contaminated soil from the removal of the oil tank at 941 Leesville Ave. will cost approximately \$65,000, he is seeking another quote. The generator at Case Apts. is still not operating, the roof fans for 165 E. Grand Ave. have been received and are ready for installation, and, finally, energy efficient exterior lights are being installed at all Senior sites. Commissioner Thomas arrived at 7:57 pm, a quorum is now present.

Chairman Ragan requested that the minutes of the September meeting be acted on. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Bailey, the minutes were approved by a vote of four (4) Ayes.

Chairman requested that the October bills (incurred in September) be presented for payment. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Bailey, the bills were approved for payment by a vote of four (4) Ayes.

Under Financial Matters Mr. Ciarrocca noted that it appears HUD is changing the direction of funding, and that RHA will need to continue to function with less funding. The auditors will be here October 23rd for the Annual Audit and Mr. Ciarrocca is confident that all will go well.

Under Legal Matters Mr. Testino spoke about the upcoming court cases. He noted that the evaluations were in and the tallies were quite high. He recommends offering incentives to keep a good Director on board. Mr. Testino was aware of the union representative regarding a complaint and subsequent issues.

There was no Public Comment.

Chairman Ragan presented the following Resolution, with action taken as noted:

Res. #1457 – Board approval of Capital Plan allocation – Upon a motion by Commissioner Thomas, seconded by Commissioner Pekarofski, after a brief explanation by Mr. Pushko, Res. #1457 was approved by a vote of four (4) Ayes, one (1) Absent.

Under Old Business it was noted there has been no response to a letter sent for Union County/HomeVision. It was suggested that we did not advertise the sale of 804 Leesville Ave., and there was a meeting with a FEMA representative.

Under New Business it was noted the League of Municipalities in Atlantic City, the QPA classes and NJNAHRO Conference are coming up in November. Mr. Pushko will be attending.

There being no further business to come before the Board of Commissioners, upon a motion by Commissioner Bailey, seconded by Commissioner Thomas, the meeting was adjourned at 8:20 pm by unanimous consent.

Respectfully submitted,



Lee Thor, Recording Secretary