

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD SEPTEMBER 12, 2013 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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The meeting was called to order at 7:35 pm by Chairman Ragan. 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 Bailey, Parson, Pekarofski and Ragan answered present, with Commissioner Thomas absent. Also in attendance were Authority Attorney Testino, Accountant Ciarrocca and Maintenance Supervisor Ansley. It was noted that Commissioner Rivera-Curnow had resigned.

Chairman Ragan requested that the minutes of the June 2013 meeting be acted on. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Parson, the minutes were approved by a vote four (4) Ayes, one (1) Absent.

Under the Director's Report Mr. Pushko noted two court cases this summer. The asbestos removal is complete, however there is no payment from FEMA as yet. CDBG awarded \$65,000 to offset the asbestos removal costs. The oil tank at 941 Leesville Ave. has been removed. The Authority was awarded \$20,000 to install an Emergency Generator at Case Apts., due to a back-log on generators RHA received a 6 month extension to purchase and install it. The roof top exhaust fans at 165 E. Grand Ave. are being replaced as the current fans are too strong. RHA will see a small electric savings and a greater savings on heat.

Chairman Ragan requested that the September bills (incurred in August) be presented for payment. Upon a motion by Commissioner Bailey, seconded by Commissioner Pekarofski, the bills were approved, as presented, for payment by a vote of four (4) Ayes, one (1) Absent.

Under Financial Matters Mr. Ciarrocca noted he has been working on the PHAS scoring and funding. Commissioner Thomas arrived at this point in the meeting (8:00 pm). There was a discussion regarding our budget that was sent to the State, which has not been returned and we are waiting for written approval.

Under Legal Matters Mr. Testino reported that he and Mr. Pushko are going to court regarding a check theft matter.

There being no members of the public present, that portion of the meeting was closed.

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

Res. #1450 – CONFIRMATION OF ELECTRIC PRICING OBTAINED BY COMPETITIVE REVERSE AUCTION – Upon a motion by Commissioner Parson, seconded by Commissioner Bailey, after a brief explanation by Mr. Pushko, Res. #1450 was approved by a vote of five (5) Ayes.

Res. #1451 – CONVERT 3 SMALL UNDESIRABLE STUDIOS AT 224 W. GRAND AVE. INTO 2 HANDICAP ACCESSIBLE ONE BEDROOM UNITS – Upon a motion by Commissioner Bailey, seconded by Commissioner Thomas, Res. #1451 was approved by a vote of five (5) Ayes.

Res. #1452 – RESOLUTION TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) – Upon a motion by Commissioner Parson, seconded by Commissioner Pekarofski, Res. #1452 was approved by a vote of five (5) Ayes.

Res. #1453 – REVISION FROM THE 2013 FAIR MARKET RENT (FMR) TO THE 2014 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2013 – Upon a motion by Commissioner Parson, seconded by Commissioner Bailey, after a brief discussion, Res. #1453 was approved by a vote of five (5) Ayes.

Res. #1454 – ADOPTION OF A REVISED PERSONNEL POLICY – Upon a motion by Commissioner Bailey, seconded by Commissioner Pekarofski, after Mr. Pushko reviewed the changes in the policy, Res. #1454 was approved by a vote of five (5) Ayes.

Res. #1455 – SUBMISSION OF SEMAP CERTIFICATION TO HUD – Upon a motion by Commissioner Thomas, seconded by Commissioner Pekarofski, after Mr. Ciarrocca explained SEMAP Certification as it applies to Sect. 8, Res. #1455 was approved by a vote of five (5) Ayes.

Res. #1456 – AUTHORIZATION TO MARKET THE SALE OF 804 LEESVILLE AVE. FOR THE APPRAISAL VALUE OF \$125,000 – Upon a motion by Commissioner Parson, seconded by Commissioner Bailey, Mr. Pushko explained the legal instructions, noting that RHA no longer needs this property and it must be sold at Public Auction via sealed bids. Mr. Testino explained the process for the sale and suggested using a minimum bid amount. Res. #1456 was approved by a vote of five (5) Ayes.


Under Old Business Mr. Pushko spoke about the HomeVision/Union County problem, noting that he is presenting information to the U.C. Board and is hopeful this problem will finally be solved.

Under New Business Mr. Pushko asked if any Commissioners wished to attend the Annual NAACP Awards Dinner. Commissioner Bailey and Mr. Pushko will be attending.

Under the Chairman's Report Mr. Raga stated all evaluations were in, except one. Commissioner Bailey, Attorney Testino and Chairman Ragan are the members of the committee to review the results.

There being no further business to come before the Board, upon a motion by Commissioner Pekarofski, seconded by Commissioner Parson, the meeting was adjourned by unanimous consent at 8:40 pm.

Respectfully submitted,



Lee Thor, Recording Secretary