

MINUTES OF THE REGULAR MEETING
OF THE RAHWAY HOUSING AUHTORITY,

HELD APRIL 9, 2015 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:33 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 Bailey, DeJesus-Farrar, Lesinski, Pekarofski and Ragan answered present, with Commissioner Parson, and Thomas absent. Also in attendance was Authority Attorney Testino.

Accountant Ciarrocca arrived at 7:34 pm.

Chairman Ragan requested that the minutes of the March 12, 2015 meeting be acted on. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, the minutes were approved by a vote of five (5) Ayes, two (2) Absent.

Under Directors Report Mr. Pushko stated that Rahway Housing Authority has submitted a Security Grant and had been notified by HUD/Washington that our application had been received and will be reviewed accordingly. Mr. Pushko mentioned that Rahway Housing Section 8 made its first payment to Elizabeth Towers for the 19 Rad Units. He further mentioned that Gail Ansley and Clarizsa Tepedino had training, in Denver Co. on Developing and Managing Public Based-Vouchers. Under the N.J. Hazard Mitigation Grant, Mr. Ansley stated that Mr. Pushko and he had a kick off meeting with the state representative concerning the \$20,000 grant to hook up the emergency generator at Clifford Case Apartment. This meeting was necessary before Rahway Housing started the project or the funding would have been forfeited. All permits were obtained last year and Mr. Ansley had confirmed with City Hall that all permits are still valid. Mr. Ansley further mentioned that the contract had been signed and the work is scheduled to begin on April 13, 2015. Mr. Pushko stated the Rahway Housing Authority had been rewarded a CDBG Grant in the amount of \$15,000 to convert the second studio apartment in Clifford Case to a handicap unit. Mr. Pushko also mentioned due to the extensive damage caused by Hurricane Irene and Super Storm Sandy buildings A and B at JFK are required to have flood insurance. An Elevation Certification has been ordered which is required in order to obtain flood insurance.

Chairman Ragan requested that the April bills (incurred in March) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, the bills were approved for payment by a vote of five (5) Ayes and two (2) Absent.

Under Financial Matters Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca further mentioned he will be starting the 2016 Budget which will be introduced at the June meeting. The Commissioners will have a questionnaire that will need to be completed for this budget.

Under Legal Matters Mr. Testino stated there was no report. Mr. Testino mentioned that he will not be present at the May Board Meeting as he will be in training.

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

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

Res. #1488 – RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR AND ANNUAL PLAN – Upon a motion by Commissioner Bailey, seconded by Commissioner Lesinski, Mr. Pushko reviewed the Annual Statement/Performance and Evaluation Report there being no further discussion. Res. #1488 was approved by a vote of five (5) Ayes and two (2) Absent.

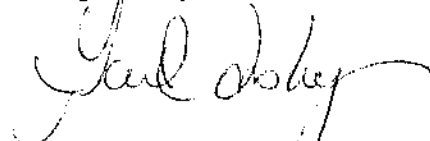
Res. #1489 – RESOLUTION TO SELL 804 LEESVILLE AVENUE – Upon a motion by Commissioner Bailey, seconded by Commissioner Pekarofski, after a brief discussion; Res. #1489 will be revised by General Counsel and produced at the May meeting.

There being no Old Business to discuss this portion of the meeting was closed.

Under New Business Mr. Pushko mentioned the Financial Disclosure Statements have been sent out by City Clerk via e-mail. Mr. Pushko stated employee raises in July will a 2% increase. There being no further discussion on the raise increase the Board of Commissioners approved the 2% increase by unanimous consent.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:27 by unanimous consent.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Gail Ansley".

Gail Ansley, Recording Secretary