

MINUTES OF THE REGULAR MEETING  
OF THE RAHWAY HOUSING AUTHORITY,

HELD NOVEMBER 12, 2015 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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The meeting was called to order at 7:34 pm. The Pledge of Allegiance was recited by all in attendance. Vice-Chairman Parson stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met. Upon roll call Commissioners Parson, Pekarofski, Simon answered present, with Commissioner Lesinski, Ragan, Snowden and Thomas absent. Also in attendance were Authority Attorney Testino, and Accountant Ciarrocca.

Under the Director's Report Mr. Pushko stated RHA's PHAS score was an 86 this year, which is considered a Standard Performer. He will work on raising the management score. The 804 Leesville is still being "investigating" by the City via the Parking Authority, as there seems to be an easement matter. Mr. Pushko noted the Audit was completed and the draft report has not yet been presented. The Energy Performance program is RHA's 9th year into a 17 year program. RHA borrowed money from RSI to improve utility consumption. The annual "Measurement & Verification" report for July 2014 to June 2015 was received indicating a positive cash flow of \$45,000, which allows RHA to keep the savings above the cost of the loan. Mr. Pushko stated although the emergency generator project is completed, the paperwork for the \$20,000 reimbursement from the State is still in the works. Mr. Ansley mentioned he is working on applying for a DEP Permit, this permit is necessary in order to receive the grant reimbursement. Mr. Pushko stated the Congressional Budget has been passed and RHA's HUD proration should be around 85%. RHA's current budget is at 83% with this 2% increase it should increase our budget by \$24,000.

Under Financial Matters Mr. Ciarrocca reviewed the monthly financial report and also stated the RHA's cash flow is good. The 2% increase in the budget will give RHA room for any unforeseen expenditures.

Under Legal Matters Mr. Testino stated that although RHA still has not signed any contract for the sale of 804 Leesville, the city did send a Title report. It appears to be an easement issue, which is the "hold up". Ken will follow up with the mayor on their projection of the sale of the 804, as RHA don't want to lose the sale of 804 and will offer it to the other prospective buyer. Mr. Pushko mentioned all monies on the sale of the 804 will go to the new future maintenance building.

Mr. Pushko mentioned that RHA will conduct a Public Hearing as part of tonight's meeting, two items will be presented. First, Section 8 Administrative Plan will be revised to allow RHA to accept, if it desires, new applications from Veterans and Rahway Residents only. The second item presented will be RHA's Facility Community Development Block Grant (CDBG) Applications for this coming year. Mr. Ansley

mentioned this year RHA will be submitting two (2) grant applications; first one will be for an automated door at the rear entrance at 337 West Milton Avenue. Grant amount requested \$5,500.00. The second one will be for six (6) handicap accessible exit doors for 250 West Grand Avenue, (A, B, & C Bldgs.) first floor. Grand amount requested \$14,000.00

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

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

At 8:14 pm there was a quorum by phone with Commissioner Thomas;

Mr. Pushko presented the following Resolutions, with action taken as noted;

Res. #1506 – RESOLUTION TO CHANGE SECTION 8 ADMINISTRATIVE PLAN TO ALLOW RAHWAY HOUSING AUTHORITY TO ACCEPT NEW SECTION 8 APPLICATIONS FROM RAHWAY RESIDENTS AND HONORABLY DISCHARGED VETERANS ONLY – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Parson, Res. #1506 was approved by a vote of (4) Ayes and (3) Absent.

Res. #1507 – RESOLUTION AUTHORIZING THE RAHWAY HOUSING AUTHORITY (RHA) TO APPLY FOR A FACILITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) THIS COMING YEAR – Upon a motion by Commissioner Parson, seconded by Commissioner Simon, Res. #1507 was approved by a vote of (4) Ayes and (3) Absent.

Res. #1508 – AWARD REMODELING CONTRACT TO CONVERT APT. #101 STUDIO AT CASE SENIOR APARTMENTS INTO A HANDICAP ACCESSIBLE UNIT – Upon a motion by Commissioner Parson, seconded by Commissioner Thomas, Res. #1508 was approved by a vote of four (4) Ayes and (3) Absent.

Mr. Pushko requested that the minutes of the October 8, 2015 meeting be acted on. Upon a motion by Commissioner Simon, seconded by Commissioner Parson the minutes were approved by a vote of four (4) Ayes, three (3) Absent.

Mr. Pushko requested that the bills (incurred in October) be presented for payment. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Parson, the bills were approved for payment by a vote of (4) Ayes and three (3) Absent.

Under New Business Mr. Pushko mentioned the new flat rents will be effective January 1, 2016. RHA is at 82% of HUD's Fair Market Rents. Mr. Pushko further mentioned Decembers Board meeting will start at 6:00 pm, once the meeting is over, the Commissioners will join all staff and invited guests at 7:00 pm at The Rail House "Club Car" for our Annual Reorganization Dinner. Mr. Pushko will be writing up a RFP for the steel girders replacement at 224 West Grand Avenue. Commissioner Ragan and Mr. Pushko will be attending an Educational Training Seminar in January.

There being no further business to come before the Board of Commissioners, upon a motion by Commissioner Parson, seconded by Commissioner Pekarofski, the meeting was adjourned at 8:25 pm by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary