

MINUTES OF THE REGULAR MEETING
OF THE RAHWAY HOUSING AUHTORITY,

HELD OCTOBER 8, 2015 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 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 Snowden, Lesinski, Ragan, Simon answered present, with Commissioner Parson, Pekarofski and Thomas absent. Also in attendance were Authority Attorney Testino, and Accountant Ciarrocca.

Chairman Ragan requested that the minutes of the September 10, 2015 meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Snowden the minutes were approved by a vote of four (4) Ayes, two (2) Absent and one (1) Abstention. Commissioner Thomas had arrived prior to the vote. Mr. Pushko introduced our new board member, Robert Simon.

Under the Director's Report Mr. Pushko noted that FEMA funds from Hurricane Irene, in the amount of \$132,000 had been received as well as \$66,000 for Rental losses, etc. The bottom line being we are now in the "black" from storm losses. Area Crime Maps were distributed and discussed. The maps showed that Rahway is still in good shape. Mr. Pushko stated the Annual Audit will be taking place October 20-21, and RHA should still be a High Performer. At Case Apartments, apartment #108 is ADA compliant, with apt. #101 to be updated next. RHA received a CDBG of \$15,000 for that purpose. The emergency generator at Case Apts. is functioning and ready for use. The Enrichment Center at the Family Site had successful programs this summer and 23 children are signed up for the After-School Program. An In-Service Day has been scheduled to inform all employees of changes, etc. in policies, regulations, etc. and review of harassment and ethical standards.

Chairman Ragan requested that the Bills for October (incurred in September) be presented for payment. Upon a motion by Commissioner Thomas, seconded by Commissioner Snowden, after a few questions regarding certain line items, to which Mr. Pushko responded, the Bills were approved for payment by a vote of five (5) Ayes and two (2) Absent.

Under Financial Matters Mr. Ciarrocca noted this is the first financial report of the fiscal year and all is normal. Mr. Ciarrocca also stated the RHA's cash flow is good, the PHAS score was good and he expects a clean audit.

Under Legal Matters Mr. Testino stated he had been researching Health Benefits.

There being no members of the public present, there was no Public Comment.

Under Old Business Chairman Ragan asked for a motion to approve the revisions to Resolutions # 1503 and # 1504. Upon as motion by Commissioner Lesinski, seconded by Commissioner Snowden, the Resolutions, as revised, were approved by a vote of four (4) Ayes, one (1) Abstention and two (2) Absent.

Under New Business Mr. Pushko discussed some of the aspects of the sale of 804 Leesville Ave., the Annual Reorganization Dinner will be at the Rail House Club Car and there will be a Commissioners Retreat in January 2016 to be held at the Rail House.

There being no further business to come before the Board of Commissioners, upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas, the meeting was adjourned at 8:15 pm by unanimous consent.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lee Thor".

Lee Thor, Recording Secretary