

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD FEBRUARY 11, 2016 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:37 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.

Mr. Pushko reviewed during the Public Hearing segment of the meeting the Capital Fund Program Grant for 2016-2017; Mr. Pushko further reviewed line items specifically; Site Improvements; Dwelling Structures; Non-Dwelling Structures and Non-Dwelling Equipment. The amount of the Annual Grant is \$365,000.

Under Financial Matters Mr. Ciarrocca reviewed the November monthly financial report. Mr. Ciarrocca further mentioned there had been five payrolls in October; and funding for operations have not yet been requisitioned from C.F.P.

Commissioner Parson at 7:54 pm

Upon roll call Commissioners Parson, Pekarofski, Ragan and Simon answered present, with Commissioners Lesinski, Snowden and Thomas absent. Also in attendance were Authority Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

Chairman Ragan requested that the minutes of the December 2015 meeting be acted on. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Simon, the minutes were approved by a vote of four (4) Ayes, three (3) Absent.

Chairman Ragan requested that the January bills be presented for payment. Upon a motion by Commissioner Parson, seconded by Commissioner Simon, the bills were approved for payment by a vote of four (4) Ayes and three (3) Absent.

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

Res. #1510 – APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2015. Mr. Pushko requested Res. #1510 be table until March 2016 meeting since Rahway Housing Authority has not received the Annual Audit Report. Mr. Pushko further stated the Annual Audit Report will be mailed.

Res. # 1511 – AUTHORIZATION TO ENTER INTO A CONTRACT WITH SPARTAN CONSTRUCTION, INC. TO REMOVE AND REPLACE THE “C” STEEL BEAM AND ALL NECESSARY WORK TO REPAIR THE SECOND (2ND) FLOOR WALKWAY AT 224 WEST GRAND AVENUE KNOWN AS THE JFK SENIOR APARTMENTS. Upon a motion by Commissioner Simon, seconded by Commissioner Parson, Mr. Pushko stated a Notice to Bidders was published in the Star Ledger on January 6, 2016 requesting sealed bids for Phase I of “JFK Walkway” repair. The Structural Engineer, PBA estimated the entire

walkway repair would cost between \$235,000 to \$260,000; thus the need to split this project into two (2) Phases. Attorney Testino reviewed the debarred list and the Bidder's Surety Bond as well as the Architect checked out references. After the brief discussion, Res. #1511 was approved by a vote of four (4) Ayes and three (3) Absent.

Under Legal Matters Mr. Testino stated after several attempt's made to the Mayor's office, Rahway Housing Authority still does not have a Contract for the sale of 804. After a brief discussion by unanimous vote made by the Commissioner's, Mr. Pushko will contact the Mayor Office to confirm the sale of 804 or Rahway Housing Authority will rescind the Resolutions on the purchase at the March meeting.

Under Old Business Mr. Pushko mentioned while at the latest convention there was projections that Washington maybe recapturing excess cash from Housing Authority's. If in this event, Mr. Pushko proposed to the Commissioners, in lieu of a 2% salary increase to the employee, he would like to give a one time "one week" salary check to each employee. Mr. Pushko further mentioned, he would rather be granted an extra weeks' vacation in lieu of a salary increase.

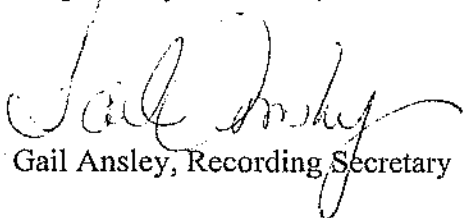
Mr. Pushko talked about the pros and con's regarding the RAD Program. A large number of applications have been submitted in recent months. Mr. Pushko feels those requesting the least amount of funds have a greater change in getting their application approved. An application can be withdrawal at any time. The Commissioner's agreed Rahway Housing Authority should take the next step in submitting an application.

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

Under New Business Mr. Pushko mentioned the e-mail sent out by Commissioner Thomas; regarding the passing of Christine Ellis, a long-time resident and a social awareness activist at our family complex back in the 80's & 90's. Mr. Thomas suggested a series of proposed recognition to her legacy. Mr. Pushko reviewed the proposed recognitions to the Commissioners and made a suggestion to have a nice informational placard made and hung in the Enrichment Center in her honor.

There being no further business to come before the Board of Commissioners, upon a motion by Commissioner Parson, seconded by Commissioner Simon, the meeting was adjourned at 9:03 pm by unanimous consent.

Respectfully submitted,


Gail Ansley, Recording Secretary