

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD MARCH 10, 2016 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:28 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 Lesinksi, Pekarofski, Ragan, Simon, Snowden and Thomas answered present, with Commissioner Parson absent. Also in attendance were Authority Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

Under Financial Matters Mr. Ciarrocca reviewed the January monthly financial report. Mr. Ciarrocca further mentioned the audit presented is without any findings. The cash flow is very solid. Mr. Ciarrocca did further state he projects that HUD is setting up for a recapture of funds and Rahway will be prepared in that event. Lastly, Mr. Ciarrocca will be starting on the 2017 Budget. The Commissioners will be getting their questionnaire, as in the pass, which will be needed to submit budget.

Commissioner Parson arrived 7:37 pm

Mr. Pushko stated the current operating budget is almost at breakeven even without the need to rely on monies from the Capital Fund.

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

Res. #1510 – APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2015. Upon a motion by Commissioner Lesinksi, seconded by Commissioner Parson, Res. #1510 was approved by a vote of seven (7) Ayes.

Res. #1512 – APPROVAL OF RAHWAY HOUSING AUTHORITY'S FY 2016 CAPITAL FUND PROGRAM. Upon a motion by Commissioner Simon, seconded by Commissioner Parson, Mr. Pushko reviewed specific line items on the Annual Statement/Performance and Evaluation Report. Res. #1512 was approved by a vote of seven (7) Ayes.

Res. #1513 – RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPLORE THE REGULATIONS WITH THE PARKING AUTHORITY TO SATISFY NJDEP ISSUES STEMMING FROM THE "DIRT" DEPOSITED IN THE BACKYARD OF 804 LEESVILLE AVENUE FOR A LIMITED TIME FRAME. Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas, Mr. Pushko stated soil was deposited in the backyard of 804 when HomeVision built the houses and some of the soil was left over and not needed as "fill". Mr. Testino stated the Rahway Parking Authority, the potential buyer of 804 Leesville, present its intention of building on said property which presented

this ownership issue. Mr. Testino further stated the original contract presented by the Parking Authority had a clause requiring the Rahway Housing Authority to be liable for these potential fines and could be interpreted as a "Blank Check" to a third party without recourse in perpetuity. Rahway Housing requested the clause to be removed from the otherwise "as-is" contract and in return RHA would "own-up" to their responsibility of its actions for possible fines levied by NJDEP. After Mr. Testino's explanation Res. #1513 was approved by a vote of seven (7) Ayes.

Res. #1514 – RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE RAHWAY PARKING AUTHORITY'S OFFER TO BUY 804 LEESVILLE AVENUE FOR \$110,000. Upon a motion by Commissioner Parson, seconded by Commissioner Thomas, Mr. Testino requested a motion to amend Res. #1514. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinksi, Res. #1514 will be amended to read "**BE IT FURTHER RESLOVED**, that the Chairman and Executive Director are hereby authorized to execute the necessary transfer documents for the stated consideration of \$110,000 including but not limited to Deed, Affidavit of Title and all necessary and required closing documents." Res. #1514 was approved by a vote of seven (7) Ayes.

Chairman Ragan requested that the minutes of the February meeting be acted on. Upon a motion by Commissioner Thomas, seconded by Commissioner Parson, the minutes were approved by a vote of seven (&) Ayes.

Under the Directors Report Mr. Pushko mentioned the overview of the State's apparent attempt to legislate changes to the Public Worker's benefits. Mr. Puskho stated he has scheduled an In-Service Day on June 14th, which he will go over the possible changes to the State's health care coverage, as well as the normal topics generally presented to the staff.

Chairman Ragan requested that the February bills be presented for payment. Upon a motion by Commissioner Lesinksi, seconded by Commissioner Parson, after a question from Commissioner Snowden regarding Wolverine Brass, the bills were approved for payment by a vote of seven (7) Ayes.

Under Legal Matters Mr. Testino stated no further business to discuss.

Under Old Business Mr. Pushko reviewed the letter from Phyllis Gadson, Family Service Program Coordinator, as per Commissioner Thomas' recommendation that Rahway Housing Authority consider a memorial recognition for Mrs. Christine Ellis. Mrs. Gadson, would like to meet with the tenants who still reside in the Complex to get their insight as to what could be done to acknowledge her contributions to the community. Mrs. Gadson has further requested that the Commissioners would allow her to make appropriate presentation on how we can move forward with a meaningful memorial recognition.

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

Under New Business Mr. Pushko mentioned Rahway Housing Authority had to return the \$292 K from FEMA.

There being no further business to come before the Board of Commissioners, upon a motion by Commissioner Thomas, seconded by Commissioner Simon, the meeting was adjourned at 8:36 pm by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary