

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD SEPTEMBER 8, 2016 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:46 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.

Commissioner Parson and Commissioner Snowden arrived at 7:48

Under Director's Report Ms. Pushko mentioned that Rahway Housing Authority requested Rahway Police Department to "triple" up on this year's Summer Police Patrols. As one officer would stay in a vehicle and visit all four sites, the other two officers would walk the family complex for a minimum of four hours on most nights.

Commissioner Thomas arrived at 7:50

Mr. Pushko stated that for the past six months, RHA has been upgrading all of its common area lighting from fluorescent or metal halide to LED technology. During the summer, Rahway had two summer storms that have "tripped" the electricity throughout the City. While this outage didn't last long, it did cause significant problems with our new LED upgrade. These issues are being worked on and temporary solutions are being implemented. Mr. Pushko also stated this summer, another water sample was sent to the independent lab to confirm our assumption that it was not a problem with the water but the basement faucet from which it was taken. RHA have not received results from this recent sample. Lastly, Mr. Pushko informed the Commissioners, that a member of RHA's Maintenance Department has retired after 15 years of service. Due to HUD's prorated subsidy levels of 83/84%, this position will not be replaced.

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

Chairman Ragan requested that the minutes of the June meeting be acted on. Upon a motion by Commissioner Simon, seconded by Commissioner Parson, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Ragan requested that the September bills (incurred in August) be presented for payment. Upon a motion by Commissioner Parson seconded by Commissioner Simon, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

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

Res. #1521 – ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR JULY 1, 2015 TO JUNE 30, 2016 – Upon motion by Commissioner Pekarofski, seconded by Commissioner Thomas, Res. #1521 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1522 – AUTHORIZATION TO CONDUCT “REVERSE” AUCTION TO OBTAIN ELECTRICITY SUPPLY FOR FAMILY COMPLEX AND JFK SENIOR CITIZEN APARTMENTS – Upon a motion by Commissioner Snowden, seconded by Commissioner Thomas, Mr. Pushko mentioned the Reverse Auction was conducted with EMEX, the approved DCA vendor on July 12, 2016 and the rate of .09509 is 5% less than the current contracted rate of .0975 and is in effect for the next two years. The current contract savings is estimated to improve slightly to \$3,623. Res. #1522 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1523 – AUTHORIZATION TO ENTER INTO A CONTRACT FOR PHASE II 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 KNOW AS THE JFK SENIOR APARTMENTS – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Thomas, Mr. Pushko mentioned the lowest bidder for Phase II is the same for Phase I, Res. #1523 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1524 – HOMEVISION SERVICE CONTRACT – Upon a motion by Simon, seconded by Parson, Mr. Pushko stated since HomeVision is expected to sell one, maybe two, houses in the next 9 months. HomeVision desires a 9 month contract at a fixed cost rather than a 12 month contract due to the selling of these houses and then will re-adjust the Service Contract accordingly. Res. #1524 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1525 – AMENDMENT OF BY-LAWS – Upon a motion by Commissioner Thomas, seconded by Commissioner Simon, Res. #1525 was approved by a vote of six (6) Ayes and one (1) Absent.

Under Financial Matters Mr. Ciarrocca reviewed the monthly financial report as well as few changes to adjust the year end to minimize the recapture of funding. Mr. Ciarrocca further mentioned, while the reserves show a collective (\$852,037) balance, they will be at a positive \$1,564,500 once considering the required OPEB (Other Post-Employment Benefits) accruals which net out to \$2,416,537.

Under Legal Matters Mr. Testino stated he submitted the Certification on the Insurance and working on the bid bond. Everything else is going well nothing further to present.

Under Old Business Mr. Pushko reviewed the “write up” for the Memorial Recognition of Mrs. Christine Ellis and ask; any modification made by Commissioners would be

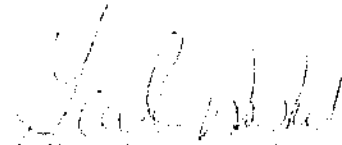
greatly appreciated. Commissioner Thomas requested for the Ellis family to review the reading of plaque as well. The Memorial was scheduled for November 11, 2016.

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

Under New Business Mr. Pushko congratulated the reappointment of Commissioner Snowden, for a five year term expiring August 12, 2021. Mr. Pushko, further mentioned his concerns with our current Insurance Agent, and will be attending and upcoming seminar in which MELJIF will be attending.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:45 pm by unanimous consent.

Respectfully submitted,

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

Gail Ansley, Recording Secretary