

MINUTES OF THE ANNUAL REORGANIZATION MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD MARCH 8, 2018 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Upon roll call Commissioners Lesinski, 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.

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

Under Directors Report Mr. Pushko was happy to announce that RHA was awarded another ROSS Grant in the amount of \$246,000 to be spent over a three (3) year period. This Grant allows RHA to operate the Enrichment Center and employ the Service Coordinator, Ms. Gadson. This grant is Federal money which, seems to be the last grant, at least for 3 years.

Commissioner Parson arrived 7:34 pm.

Mr. Pushko has stated that HUD has submitted new regulations to Congress, which can change rules that govern Public Housing. The reforms submitted will ultimately remove the federal subsidy to public housing causing the burden on the tenants. Some of the proposals are;

- Raise the minimum rent from \$50 per month
- Raise gross income rent to 35%
- Base the rents on gross income not adjusted gross income

Commissioner Lesinski had asked a questions regarding court with our tenants. Ms. Ansley stated that the last court date that was February 20th was a large group of tenants do to the holiday(s). Ms. Ansley further explained the whole process that occurs from the time RHA sends out the tenant late fee notices, to filing with the County to schedule a court date for non-payment of rent. In most cases, it is a two month process however, due to the holiday(s) it was a three month process thus adding more tenants.

Mr. Pushko stated with the water usage "climbing" it was deemed necessary that the maintenance department replace all flappers in all of our toilets. Lastly, Mr. Pushko stated that he has received a call from a senior tenant regarding labeling buildings at JFK Apartments. As the EMT were having a problems locating apartments. New "Street Numbers" went up also all "No Smoking" signs as well.

Chairman Pekarofski requested that the February bills (incurred in January) be presented for payment. Upon a motion by Commissioner Ragan, seconded by Commissioner Snowden, the bills were approved for payment by a vote of seven (7) Ayes.

Under Financial Matters Mr. Ciarrocca viewed the monthly financial report. Mr. Ciarrocca also discussed the future major cuts in HUD and concerns. Mr. Pushko stated with the operating subsidy down about \$60,000, show major concern on how the Authority will be able to operate in the future. Commissioner Lesinski questioned, why such a large difference in the Maintenance labor between Amp 1 and Amp 2. Mr. Ciarrocca stated the positive variance when netted against utility labor.

Under Legal Matters Mr. Testino stated he was not able to obtaining the requested information under the Dependent Health Care. Mr. Testino will continue to research this topic. After a long open discussion the Commissioners had decided to table the Employee Dependent Health Benefits for next meeting.

There being four (4) members of the public present, Commissioner Pekarofski asked if there are any comments;

- Tenant Ilanda Kerobo, at 165 East Grand Avenue Apt. 403, asked if RHA would look into the possibility of having a computer for seniors that don't have one. Mr. Pushko stated he would look into what it would entail and cost to install a computer in the Community Room.
- Tenant Robert Snyder, at 165 East Grand Avenue Apt. 506, mentioned that there are times he has a problem receiving packages after the office is closed due to him working late. Mr. Pushko stated that the Superintendent would be able to retrieve the package. Mr. Pushko will look into a solution, other than RHA staff delivering packages to tenant apartments, in the event the superintendent is not available/vacation.
- Tenant Barbara Pilot, at 165 East Grand Avenue Apt. 407, asked why pets are allowed in the building. Mr. Pushko explained that HUD Regulations allow pets in Public Housing.

There no further comments from the public this portion of the meeting was closed.

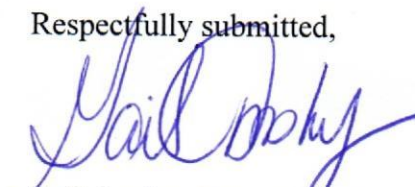
Under Old Business Commissioner Pekarofski stated that the Eagle Scout Badge is still being researched.

There being no New Business; this portion of the meeting was closed.

Under Chairpersons Comments, Commissioner Pekarofski wanted to thank the public for attending the meeting.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:53 pm by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary