

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD APRIL 11, 2019 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 Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

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

Chairman Pekarofski requested that the minutes of the March meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, the minutes were approved by a vote of five (5) Ayes, two (2) Absent.

Under Director Report, Mr. Pushko stated as indicated by last month's resolution, Rahway Housing Authority had applied for a HOME Grant to demolish 570 building at the family site. On April 4, 2019, RHA gave a presentation to Union County HOME Board. Mr. Pushko is really not sure if this is the way to proceed, however, in the event RHA is denied, it was suggested that HomeVision be granted the transferring of ownership. Mr. Pushko mentioned that Rick, Gail, Kelli and himself had a conference call with HUD assigned staff member to walk us through the requirements needed during this RAD Conversion. Chairman Pekarofski, Rick, Gail and himself will be attending the NJ NAHRO Conference in AC to obtain an overview of RAD from guest HUD Speakers.

Commissioner Ragan arrived 7: 44 pm.

Mr. Pushko stated that this meeting will serve as public review of the Significant Amendment to the PHA Plan Submission which is a requirement of RAD. Mr. Pushko reviewed the Significant Amendment.

Commissioner Thomas arrived 7:50 pm.

Mr. Pushko stated that the Employment advertisement in the "local" newspaper didn't look good. Each Commissioner has been given a copy of "Our Town". A suggestion to use LinkedIn, was mentioned and Commissioner Thomas-Petit offered to set it up and the search committee will review potential candidates, narrowing down the search and forwarding the best candidates to the rest of the Commissioners. The next Search Committee meeting will be in May. Mr. Pushko mentioned that a contract to remove the exterior paint on the affected unit has been procured by way of the list of approved contracts from the City Hall. The grant application was written and submitted to the appropriate HUD office for one million dollars, as the cost for one apartment is over \$6,000. RHA has 76 units possibility affected. Lastly, letters were sent out to Rahway

Housing Authority's three professional appointments asking if they wanted to renew their contracts for another year. Under State and Federal procurement laws a contract awarded that was advertised in a "Fair and Open" method can be renewed.

Chairman Pekarofski requested that the April bills (incurred in March) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas, the bills were approved for payment by a vote of seven (7) Ayes.

Chairman Pekarofski presented the following Resolutions, with action taken as noted;

Res. #1581 –APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2018– Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, Res. #1581 was approved by a vote of (7) Ayes.

Under Financial Matters, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca further stated that along with Ken they will be working on the new budget, which will be adopted in the June meeting. Mr. Pushko reviewed each line item on the Annual Statement/Performance and Evaluation Report.

Under Legal Matters Mr. Testino stated the RAD conversion is under way, he also sent Title Searches out on all Rahway Housing Authority properties. Mr. Testino also reviewed a letter that was sent to retiree Marvin Hill, regarding his family health benefits. Mr. Testino will discuss other business in Executive Session.

There being three (3) members of the public present, Chairman Pekarofski asked if there are any comments.

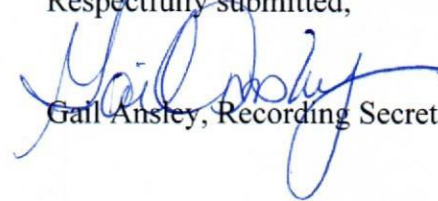
- Rahway Housing Authority's Section 8 Coordinator, Ms. Karen Roberts, introduced herself to the Commissioners. Mr. Testino stated that Ms. Roberts was given a letter choosing to speak in Public Form or Executive Session, which she chose Executive Session. Mr. Testino advised Ms. Roberts, that this being a public meeting, she may speak freely, however he has advised the Commissioner's not to comment at this time. Mr. Testino further mentioned to Ms. Roberts she was offered the right to attend the Executive Session. Ms. Roberts declined going into Executive Session. The recording secretary distributed documents to the Commissioner's that Ms. Roberts had submitted. Ms. Roberts left the meeting with no further comment. Executive Session will still stand.

Under Old Business; Mr. Pushko stated that the "We Care" vision program at Grover Cleveland Elementary School in underway.

Under New Business, Mr. Pushko stated Rahway Housing Authority has signed a Comcast Agreement. This allows Comcast to enter into our buildings. Mr. Pushko further stated that the new TV in the community room was donated by the Servedio family. Mr. Angleo Servedio was a former tenant at 165 East Grand Avenue.

There being no further business to come before the Board of Commissioners, and there being a need for Executive Session. Commissioner Simon made a motion to enter into Executive Session, which was seconded by Commissioner Lesinski. The meeting was adjourned at 8:42 pm, by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary