

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD FEBRUARY 14, 2019 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:31 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, Thomas and Thomas-Petit answered present, with Commissioners Ragan absent. Also in attendance were Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

Chairman Pekarofski requested that the minutes of the December meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas, the minutes were approved by a vote of five (5) Ayes, one (1) Absent and one (1) Abstained.

Under Director Report, Mr. Pushko stated 25% of all low income students who have difficulty in school stem from the need for eye glasses. HomeVision donated \$3,000 to Rahway Housing to fund eye exams and possible eye glasses for children living in our family complex. Councilman Brown and our Service Coordinator, Ms. Gadson is working with the school nurse at Grover Cleveland Elementary School. The school nurse will be notifying the parents of the program "We Care". The "We Care" vision program will be implemented this month.

Commissioner Ragan arrived at 7:34

Commissioner Lesinski stated that it's a great idea and thanked HomeVision. Commissioner Lesinski further stated that he will discuss the "We Care" program at the next Board of Education meeting to get an approval. Mr. Pushko stated under the Rad Conversion that Rahway Housing accepted the "CHAP" (Commitment to enter into a Housing Assistance Payments Contract) this will replace the current operating subsidy and capital funding. Mr. Pushko further mentioned that additional funding to demolish and rebuild 570 Capobianco Plaza is being investigated. Options range from a major rehab to demolishing it and rebuilding it or selling it to HomeVision, which is a non-profit, can secure HOME Grant (RHA cannot secure this Grant given it's a Housing Authority). After a brief discussion, the commissioner gave their verbal approval to proceed. Mr. Pushko stated the Board will vote on a resolution tonight, as discussed at the Annual Retreat, "Executive Director's Announced Retirement" this is the time for discussion and any revisions to be made. Mr. Pushko also stated that Accountant Ciarrocca will complete any "pay outs" (ie; sick and vacation time) due at the time of retirement. Mr. Pushko stated that tonight's meeting, by the way of a public announcement in the newspaper, will serve as the required public hearing of our proposed Capital Plan. Mr. Pushko reviewed the Annual Statement/Performance and Evaluation Report. Lastly, Rahway Health Department notified RHA that a child at our Family

Complex tested positive for lead. Rahway Health Department had a company come out to inspect the apartment and found that the exterior paint surrounding the door and windows has lead. Maintenance Supt. Ricky Ansley stated that he contacted and submitted the report to a company, which was not interested.

Chairman Pekarofski requested that the February bills (incurred in January) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, 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. #1575 – RAHWAY HOUSING AUTHORITY TO ACT AS PROPERTY MANAGER FOR HOMEVIOSION HOUSES ALONG LEESVILLE AVENUE FOR A FIXED NOT TO EXCEED FEE OF \$9,900 FOR 11 MONTHS FROM NOVEMBER 2018 TO SEPTEMBER 2019 – Upon a motion by Commissioner Simon, seconded by Commissioner Ragan; Res. #1575 was approved by a vote of seven (7) Ayes.

Res. #1576 – EXECUTIVE DIRECTOR'S ANNOUNCED RETIREMENT – Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas-Petite, Commissioner Simon shared his concerns regarding the language used in the resolution. Chairman Pekarofski, stated the replacement committee will be Commissioner Ragan, Commissioner Thomas-Petite and himself. Commissioner Thomas-Petite will draft a job description. A motion by Commissioner, Lesinski, and seconded by Commissioner Thomas-Petit Res. # 1576 is to be revised and presented at the March meeting, by a vote of seven (7) Ayes.

Res. #1577 – AUTHORIZATION TO ENTER INTO A PROFESSIONAL CONTRACT WITH LAN ASSOCIATES OF MIDLAND PARK, NJ TO CONDUCT A SECTION 58 ENVIRONMENTAL REVIEW ONLY – Upon a motion by Commissioner Thomas, seconded by Commissioner Simon, Res. #1577 was approved by a vote of seven (7) Ayes.

Under Financial Matters, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca stated that he will be working on the 2020 Budget.

Under Legal Matters, Attorney Testino stated he will be available for the replacement committee and submitting the necessary paperwork to the DCA.

There being member of the public; this portion of the meeting was closed.

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

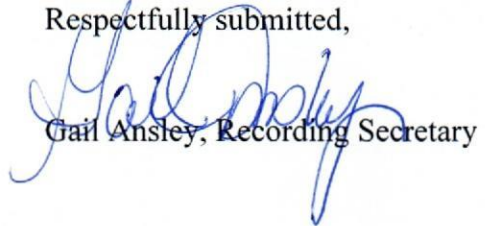
Under New Business; this portion of the meeting was closed.

Under Chairman's Report, Chairman Pekarofski welcomed the new Commissioner Gonzalez. Mr. Pushko stated that Chairman Pekarofski, will be attending a conference along with Maintenance Supt. Ricky Ansley, Housing Manager, Gail Ansley and himself in May. Mr. Pushko further mentioned that there is Annual Housing Conference in Fort

Lauderdale, in June and since Chairman Pekarofski has declined it was offered to Vice Chairman Simon.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:46 pm, by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary