

Rahway Housing Authority
165 East Grand Avenue
Rahway, NJ 07065

**Regular Meeting Minutes
June 13, 2019**

Pledge of Allegiance: Called to order at 7:30 PM

Roll Call: Commissioners Gonzalez, Lesinski, Pekarofski, Ragan, Simon, Thomas and Thomas-Petit were present.

Minutes of May 16, 2019: Chairman Pekarofski requested that the minutes of the May meeting be acted on. Upon a motion by Commissioner Ragan, seconded by Commissioner Lesinski, the minutes were approved by a vote of seven (7) Ayes.

Director's Report:

Ft. Lauderdale PHADA Conference: The Executive Director attended a class for RAD. Had a meeting with consultant. If you sign up for a voluntary conversion you might get 5-8 million towards rent. After Demolishing Building 570 once conversion takes place you can apply for Grants.

Make units more acceptable to public. Have amenities in units, i.e. Washer, Dryer, Ceiling Fans and tile for high traffic areas. RHA does not require tenants to pay high security. Tenants are eligible to get vouchers after one year.

Demolish Building 570 and rebuild with 2-3 Bedroom Apartments and handicap unit.

Conversion would give Housing Authority more money to work with. CNA not yet obtained from LAN Associates.

Their report will assessment of what we need now and then we should go to the Bank for a possible mortgage (no Bonds, no LITC).

Bed Bugs:

Cost \$20,000.00 a year to eradicate them. They scatter from one apartment to another and we have to do all apartments to treat all levels of infestation. We bought 2 steaming machines.

Resolution No. 1583 – Reappointment of Rahway Housing Authority's current Fee Accountant, General Counsel and Auditor. Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, Res. #1583 was approved by a vote of seven (7) Ayes.

Rahway Housing Authority
165 East Grand Avenue
Rahway, NJ 07065

Resolution No. 1584 – Approval of Rahway Housing Authority’s FY 2019 Capital Fund Program. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, Res. #1584 was approved by a vote of seven (7) Ayes.

Resolution No. 1585 – Medicare Part B co-pay for retirees 65 or over while receiving vested medical benefits from Rahway Housing Authority. Upon a motion by Commissioner Ragan, seconded by Commissioner Simon, Res. #1585 was approved by a vote of seven (7) Ayes.

Resolution No. 1586 – Approving Operating Budget Calculation (State of New Jersey). Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas-Petit, Res. #1586 was approved by a vote of seven (7) Ayes.

Resolution No. 1587 – HUD 52574 Approving Operating Budget. Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, Res. #1587 was approved by a vote of seven (7) Ayes.

Resolution No. 1588 – Write-off Accounts Receivable for prior tenants who ceased tenancy with amounts still due. Upon a motion by Commissioner Gonzalez, seconded by Commissioner Thomas, Res. #1588 was approved by a vote of seven (7) Ayes.

Resolution No. 1589 - Ratifying the late introduction and submission of Rahway Housing Authority’s Annual Budget for the Fiscal Year July 1, 2019 to June 30, 2020. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, Res. #1589 was approved by a vote of seven (7) Ayes.

RAD - Creating LLC to handle property to be leveraged out.

Title Search

Missing deeds- Family site. 1 missing in County records. Talk to consultant tomorrow at 2:30. If no deed, may have to go to state. Legal firms have done this in the past.

Public Records - Blueprints show building in place along Leesville Avenue.

Commissioner Lesinski knows a title searcher.

Rahway Housing Authority
165 East Grand Avenue
Rahway, NJ 07065

Lead Paint Discussion:

Little girl had elevated lead in her blood.

Exterior windows and doors (green paint) tested positive for lead.

Moved family into hotel and provided food while removing lead paint.

Possible 6-18 families have children under 6.

Have to notify LAN Associates for environmental review.

Met with LAN Associates in Atlantic City. Helpful with lead base clearance.

Mayor wants meeting next week.

Housing Basics - he wants to get sense of overview of what is going on in Rahway. He requested the number of buildings and locations split between Seniors and Families.

Adjournment

Motion for Executive Session to discuss personnel matter. Will adjourn from Executive Session.

No need to reconvene in public.

Minutes Taken by: Adrienne Powell
Kelly Services