

RAHWAY HOUSING AUTHORITY

Regular Meeting Minutes

Date: May 16,2019

Time: 7:30 pm

Location: 165 East Grand Avenue, Rahway NJ 07065

Attendees:

Lesinski, D.

Pekarofski, J.

Ragan, M.

Simon, R.

Thomas, K.

Thomas-Petit, A.

Arrival Time:

7:30 pm

7:30 pm

7:47 pm

7:30 pm

7:34 pm

7:30 pm

Not in Attendance:

Gonzalez, J.

Agenda:

1. PLEDGE OF ALLEGIANCE
 2. ROLL CALL
 3. ACT ON MINUTES OF April 11,2019
 4. DIRECTOR'S REPORT
 5. BILLS TO BE APPROVED
 6. RESOLUTION NO. 1582- Adopted Budget Resolution for Fiscal Year July 1, 2018 to June 30, 2019.
 7. FINANCE: David Ciarrocca
 8. LEGAL MATTERS: Ed Testino has been excused from this meeting due to a conflict in scheduling.
 9. PUBLIC COMMENT
 10. OLD BUSINESS
 11. NEW BUSINESS: Phyllis organized a job fair at Enrichment Center at the Family Site
 12. CHAIRPERSONS COMMENTS
 13. ADJOURNMENT
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1. PLEDGE ALLEGIANCE:

Called to order at 7:30. Pledge of Allegiance conducted.

2. ROLL CALL:

Roll was called and three members were not present at the time. Members, Ragan, M. and Thomas, K arrived late at 7:47 pm and 7:34 pm, respectfully. Member Gonzalez, J. was not present.

3. ACT ON MINUTES OF APRIL 11, 2019:

Simon, R. moved the minutes to be accepted; Lesinski, D. seconded; motion passed.

4. DIRECTOR'S REPORT:

- Kenneth Pushko discussed a NJNAHRO conference attended in Atlantic City.
- Jim Pekarofski discussed the need for reevaluation every 2 years and log keeping.
- LEW Corporation was brought into the housing authority.
- Discussed current case of lead and the efforts that were made in the matter.
- The efforts made in the current case of a resident unit 570-B that was reported with exposure of lead are as follows:
 - Resident removed from unit for three days and placed in hotel temporary
 - Unit exterior was cleaned
 - Clearance testing done on May 15, 2019.
 - Resident moved back in on May 16, 2019.
- LEW Corporation will assist with steps needed going forward.
- Will notify Ed Testino on the number of children in the housing authority in the buildings built in 1951.
- Notification will be sent to the families, informing them of lead exposure.
- Units will be painted with encapsulate paint.
- Discussed RAD Conversion.
 - Substantial amount of work that needs to get done.
 - Will be conducting conference call on May 17, 2019 with the Transaction Manager.
- Discussed Home Grant Application.
 - RHA is allowed to apply for the Home Grant under RAD Conversion.
 - Communicated with head of the department in Union County on the matter and was informed that nothing will be done with the current grant until September or October.
- No more information on the Lead Based Paint Grant.
- Discussed Apartment 570-B.
 - Resident checked into Fairfield Inn. Received double executive suite and permission to go to restaurants for meals. Resident checked out on the morning of May 16, 2019.

- Discussed Executive Search.
 - 300 resumes submitted.
 - Narrowed down the submittals to 8 resumes.
 - Aisha will narrow down the submittals to 4 resumes after telephone interviews. Then face to face interviews will be conducted with the Board.
 - Applicants will need time to give notice to current employer.
 - Mid-July is the tentative deadline for interview and selection of candidate.
 - Mayor is requesting that candidate be a resident of Rahway - possession of a QPA is a plus.
- Mayor requested an overview session to understand how the RHA is doing.
- Discussed Audit.
 - Rejected by HUD because there was a condition that wasn't followed. RHA did not have FASB-75 because the state did not follow through with providing it.
 - Appeal set forth. Auditor stated that enough information was not received by the state.

5. BILLS TO BE APPROVED:

Simon, R. moved the motion to be accepted; Thomas-Petit, A. seconded; motion passed.

6. RESOLUTION OF 1582:

Thomas, K. moved the motion to be accepted; Simon; R. seconded; motion passed.

7. FINANCE:

Positive variance on Monthly operating budget.

8. LEGAL MATTERS:

Ed Testino not present. Excused from meeting due to conflict in scheduling.

9. PUBLIC COMMENT:

None

10. OLD BUSINESS:

None

11. NEW BUSINESS:

Social services coordinator Phyllis organized a job fair. Approximately 7 to 8 left with leads to potential employment.

12. CHAIRPERSON COMMENTS:

Conference in Atlantic City was very beneficial. There will be a June meeting as well as a meeting in July in order to interview and extend an offer to the new Executive Director. Hoping to have them on board by the month of September.

13. ADJOURNMENT

The meeting adjourned at 8:07 pm.

Minutes taken by: Alexa Restrepo
Kelly Services