

MINUTES OF THE REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD SEPTEMBER 12, 2019 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 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.

Commissioner Ragan arrived at 7:32 pm

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

Under Director Report, Mr. Pushko stated back at the June meeting, he mentioned upgrading two units on Capobianco Plaza 516-B (3-brdm) and 516-F (2-brdm). This upgrade is to make our units more marketable as Rahway Housing Authority moves into the RAD conversion. Mr. Pushko further stated these units will have washer/dryer hookups; bathroom exhaust fan; new ceiling fan in master bedroom; new tile flooring; new LED lighting, new pantry, new windows and kitchen cabinets. These two have not been renovated since 1999. Mr. Pushko turned the floor to Maint. Supt., Ricky Ansley; Mr. Ansley stated since the units are going to be gutted there taking this opportunity to also install new PVC piping; new gas lines for gas dryers. They also will be installing a new tub kit that snaps together which will eliminate the mildew issues in the caulking; new long gated toilets and medicine cabinet as well. Pushko stated that there will be an "Open House" invitations will be sent out to the Board of Commissioners and tenants so they can see the new and improve apartments. Lastly, Mr. Pushko stated Rahway Housing Authority had another REAC Inspection at the family site; RHA had done much better.

Chairman Pekarofski requested that the August bills (incurred in July) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

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

Res. #1593 – IN-COMING EXECUTIVE DIRECTOR SUCCESSOR TO THE RETIRING PRESENT EXECUTIVE DIRECTOR KENNETH PUSHKO – Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, Res. #1593 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1594 – SUBMISSION OF SEMAP CERTIFICATION TO HUD – Upon a motion by Commissioner Ragan, seconded by Commissioner Thomas-Petit, Res. # 1594 was approved by a vote of six (6) Ayes and one (1) Absent

Res. #1595 – RESOLUTION TO REWNEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) – Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, Res. #1595 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1596 – RESOLUTION APPOINTING FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) – Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit, Res. # 1596 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1597 – RAHWAY HOUSING AUTHORITY TO ACT AS PROPERTY MANAGER FOR HOMEVISON HOUSES ALONG LEESVILLE AVENUE FOR A FIXED NOT TO EXCEED FEE OF \$8,800 FOR 11 MONTHS FROM OCTOBER 2019 TO AUGUST 2020 – Upon a motion by Commissioner Lesinski, seconded by Simon, Res. #1597 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1598 – ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR JULY 1, 2019 TO JUNE 30, 2020 – Upon a motion by Commissioner Simon, and seconded by Commissioner Lesinski; after a brief discussion by Accountant Ciarrocca, Res. #1598 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1599 - REVISION FROM THE 2019 FAIR MARKET RENT TO THE 2020 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2019 – Upon a motion by Commissioner Gonzalez and seconded by Commissioner Simon, Res. #1599 was approved by a vote of six (6) Ayes and one (1) Absent.

Under Financial Matters, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca further stated he's finished with the Fiscal year end close out and RHA is ready to schedule for the annual Audit.

Under Legal Matter, Mr. Testino stated it will be heard in Executive Session.

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

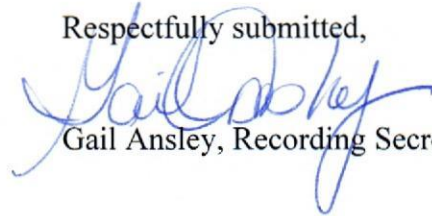
There being no Old Business; this portion of the meeting was closed.

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

Under Chairman's Report, Chairman Pekarofski thanked Mr. Pushko for all his years of dedicated service to the Rahway Housing Authority and that he will be greatly missed by all.

There being a need to enter into Executive Sessions, a motion by Commissioner Thomas-Petit and seconded by Commissioner Simon, by unanimous consent the public portion of the meeting was adjourned at 7:58 pm, with no further action taken.

Respectfully submitted,



Gail Ansley, Recording Secretary