

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD SEPTEMBER 11, 2014 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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The meeting was called to order at 7:34 pm. Chairman Ragan asked for a moment of silence in memory of the 911 victim's. The Pledge of Allegiance was recited by all in attendance. Chairman Ragan stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met. Upon roll call Commissioners DeJesus-Farrar, Lesinski, Parson, Pekarofski and Ragan answered present, with Commissioners Bailey and Thomas absent. Also in attendance was Authority Attorney Testino, Accountant Ciarrocca.

Chairman Ragan requested that the minutes of the June 2014 meeting be acted on. Upon a motion by Commissioner Pekarofski, seconded by Commissioner De-Jesus-Farrar, the minutes were approved by a vote of five (5) Ayes, two (2) Absent.

Under the Director's Report Mr. Pushko stated that the CDBG-DR Grant for \$65,000 has been electronically wired to the City. He further mentioned that RHA submitted a "True up" of lost rent and other costs that are covered by the insurance but paid by the Authority after Hurricane Irene. Mr. Pushko stated that RHA applied for a Hazard Mitigation Energy Allocation Grant in the amount of \$20,000 from Super Storm Sandy and received a letter from the State indicating they received RHA's request and should have been awarded the grant. Mr. Pushko mentioned that RHA Properties had their REAC (HUD) physical inspections and received a score of 76 in hopes it will be raised to 78 after the appeal. In order to obtain our overall score, the audit and the management reports must be submitted. Mr. Pushko noted that the CDBG ADA Case Apartment Grant was officially approved and RHA was awarded \$15,000 to help with the conversion costs.

Chairman Ragan requested that the July & August bills be presented for payment. Upon a motion by Commissioner Parson, seconded by Commissioner Lesinski, the bills were approved for payment by a vote of five (5) Ayes and two (2) Absent.

Commissioner Thomas arrived at 8:05

Under Financial Matters Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca stated the Commissioners will be adopting the Fiscal year July 1, 2014 to June 30, 2015 Budget. He further mentioned that this year's Annual Audit will be October 21<sup>st</sup> to the 23<sup>rd</sup>.

Under Legal Matters Mr. Testino stated a personnel issue will be discussed in Executive Session.

There being no members of the public present, this portion of the meeting was closed.

Chairman Ragan presented the following Resolution, with action taken as noted:

Res. #1474 – ELIMINATION OF THE POSTION OF FOREMAN DUE TO BUDGETARY CONSTRAINTS – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, Res. #1474 was sent into Executive Session. After Executive Session a motion by Commissioner Lesinski, seconded by Commissioner Parson, Res. #1474 was approved by a vote of five (5) Ayes, one (1) Nays, one (1) Abstain and one (1) Absent.

Res. #1475 – HIRE PBA ENGINEERING PC FOR TECHNICAL ASSISTANCE TO REHABILITATE JF KENNEDY COURTYARD BALCONY RAILINGS – Upon a motion by Commissioner Lesinski, seconded by Commissioner DeJesus-Farrar, Res. #1475 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1476 – ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR 7/1/2014 TO 6/30/2015 – Upon a motion by Commissioner Parson, seconded by Commissioner Lesinski, Res. #1476 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. #1477 – AUTHORIZATION TO ADMINSTER 19 PROJECT BASED VOUCHERS IN ELIZABETH TOWERS SENIOR APARTMENTS ON WEST GRAND AVENUE IN ELIZABETH – Upon a motion by Commissioner Parson, seconded by Commissioner Pekarofski, after a brief explanation by Mr. Pushko, Res. #1477 was approved by a vote of six (6) Ayes and one (1) Absent.

Res. 1478 – REVISION FROM THE 2014 FAIR MARKET RENT (FMR) TO THE 2015 FMR AT THE 40<sup>TH</sup> PRECENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2014 – Upon a motion by Commissioner Parson, seconded by Commissioner Lesinski, Res. #1478 was approved by a vote of six (6) Ayes and one (1) Absent.

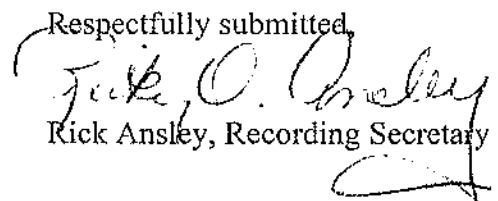
Since there was no Old Business to discuss this portion of the meeting was closed.

After returning to the open session from the Executive Session, the Commissioners revised Res. #1474. The revision will be presented to the Board at the October meeting.

Under New Business Mr. Pushko mentioned the interest in attending the NAACP Dinnier as there will be a speaker that will be politically motivated. Mr. Pushko further mentioned the Hatch Act, stating no Federal monies can be used for Political functions and after a brief discussion, Attorney Testino stated he will research this matter further.

There being no further business to come before the Board of Commissioners, upon a motion by Commissioner DeJesus-Farrar, seconded by Commissioner Lesinski, the meeting was adjourned at 10:03 pm by unanimous consent.

Respectfully submitted,

  
Rick Ansley, Recording Secretary