

MINUTES OF THE REGULAR MEETING
OF THE RAHWAY HOUSING AUTHORITY,

HELD FEBRUARY 12, 2015 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:33 pm. 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 Bailey, DeJesus-Farrar, Parson, Pekarofski and Ragan answered present, with Commissioner Lesinski and Thomas absent. Also in attendance were Authority Attorney Testino, and Accountant Ciarrocca.

Chairman Ragan requested that the minutes of the December 11, 2014 meeting be acted on. Upon a motion by Commissioner Pekarofski, seconded by Commissioner DeJesus-Farrar the minutes were approved by a vote of five (5) Ayes, two (2) Absent.

Under Directors Report Mr. Pushko stated that the Rahway Housing Authority has been approved for its \$20,000 grant application to finish the "hook-up" of the generator already on site at the Case Apartments. Mr. Pushko mentioned the Audit has been completed and there are no findings. The Commissioners may obtain a copy if desired.

Accountant Ciarrocca and Commissioners Lesinski arrived at 7:39

Mr. Pushko mentioned tonight's meeting further served as the public meeting to discuss with the public our Agency Plan. Mr. Pushko also mentioned the Authority has advertised the sale of 804 Leesville Avenue twice, and will be offering it to the neighbor who has shown interest in purchasing the property. Mr. Pushko will be applying for a \$15,000 CDBG grant to convert another studio into a handicap unit at the Clifford Case Apartments. Rahway Housing has applied for a new \$240,000 ROSS Grants, which basically pays for the Enrichment Center's operational expenses. Without this ROSS Grant's renewal, the Enrichment Center's activities would curtail 95%. Commissioner DeJesus-Farrar had commented, in the event the Ross Grant is not approved are there any other Grants that Rahway Housing Authority can apply for. Mr. Pushko was not familiar of any but is open to any suggestions.

Chairman Ragan requested that the January bills (incurred in December) be presented for payment. Upon a motion by Commissioner Bailey, seconded by Commissioner Lesinski, after a brief discussion the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

Under Financial Matters Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca also explained the Authority's FASS score. This indicator is based on the financial performance. There is a concern on how our Energy Performance Loan is treated with relationship to the FASS score.

Under Legal Matters Mr. Testino stated he is still waiting for the information requested under the OPRA request. Mr. Testino further mentioned a Foreclosure letter that was issued to the Rahway Housing Authority. The City of Rahway has a Housing Improvement Program, and when a homeowner defaults, the property goes into Foreclosure resulting in a letter being sent to Rahway Housing Authority in error. This has happened in the past and it is resolved simply by sending out a letter back to the Attorney, stating said property does not belong to Rahway Housing Authority.

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. #1480 – RESOLUTION ALTERING MEDICAL RETIRMENT BENEFITS TO ENCOURAGE RETIREMENT DUE TO BUDGET CONSTRAINTS – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, after a brief discussion Res. #1480 was approved by a vote of six (6) Ayes and one (1) Absent.

Res.#1481- RESTORATION OF EXECUTIVE DIRECTORS SICK TIME TAKEN DUE TO ACCIDENT AWAY ON AUTHORITY RELATED CONFERENCE – Upon a motion by Commissioner Lesinski, seconded by Commissioner Parson, Res. #1481 was approved by a vote of six (6) and one (1) Absent.

Res. #1482 – PERMISSION FOR THE EXECUTIVE DIRECTOR TO FLEX HIS NORMAL WORKING HOURS – Upon a motion by Commissioner Lesinski, seconded by Commissioner Parson, after a discussion Res. #1482 was tabled until the March 12, 2015 Meeting.

Res. #1483 – APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2014 – Upon a motion by Commissioner Parson, seconded by Commissioner Lesinski, Res. #1483 was approved by a vote of six (6) Ayes and one (1) Absent.

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

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

There being no further business to come before the Board of Commissioners, upon a motion by commissioner Lesinksi, seconded by Commissioner DeJesus Farrar, the meeting was adjourned at 8:36 pm by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary