

MINUTES OF THE REGULAR MEETING
OF THE RAHWAY HOUSING AUHTORITY,
HELD JUNE 11, 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. Executive Director Mr. Pushko stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met. Upon roll call Commissioners Bailey, DeJesus-Farrar, Lesinski, Pekarofski and Thomas answered present, with Commissioner Parson and Ragan absent. Also in attendance was Authority Attorney Testino.

Executive Director Mr. Pushko requested that the minutes of the May 14, 2015 meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski the minutes were approved by a vote of five (5) Ayes, two (2) Absent.

Under Directors Report Mr. Pushko reminded the Board Members to hand in their questionnaires as the Budget is completed however cannot be submitted without them. Mr. Pushko mentioned that Harvard released a report indicating that Housing suitable for America's aging adults is not keeping up with demand. Mr. Pushko further mentioned Rahway Housing Authority, converted five units into handicap units, two at the family site and three at the JFK Senior Apartments. Two units at the Case Apartments will be upgraded this year with the assistance from Union County's CDBG funding.

Commissioner Ragan arrived at 7:36

Accountant Ciarrocca arrived at 7:38

Mr. Pushko stated that he and Account Ciarrocca met with the Insurance Carrier who had requested information to verify the claim on rent lost. Rahway Housing is expecting a "Net" amount to be a little less than \$100K. Mr. Pushko asked Gail Ansley, Housing Manager to brief the Commissioners on the new screening service which will not only screen new tenants criminal backgrounds but also report on Housing Court evictions. Mr. Pushko asked Rick Ansley, Maintenance Superintendent to bring the Board of Commissioners up to date on the Case Emergency Generator. Mr. Ansley mentioned all electrical work has been completed and ready to "shut down" for final hook up, which is scheduled for June 24, 2015.

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

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

Res. #1491 – REAPPOINTMENT OF RAHWAY HOUSING AUTHORITY'S CURRENT FEE ACCOUNTANT, GENERAL COUNSEL AND AUDITOR – Upon a motion by Commissioner Pekarofski, seconded by Thomas, Res. #1491 was approved by a vote of (6) Ayes and (1) Absent.

Res. #1492 - APPROVING OPERATING BUDGET CALCULATIONS (State of New Jersey) – Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas, after a brief explanation from Account Ciarrocca on the current year adopted budget, Res. #1492 was approved by a vote of (6) Ayes and (1) Absent.

Res. #1493 - WRITE-OFF ACCOUNTS RECEIVABLE FOR PRIOR TENANTS WHO CEASED TENANCY WITH AMOUNTS STILL DUE. – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, after a brief discussion, Res. #1493 was approved by a vote of (6) and (1) Absent.

Res. #1494 – RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY HOUSING AUTHORITY’S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2015, TO JUNE 30, 2016 – Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas, Res. #1494 was approved by a vote of (6) Ayes and (1) Absent.

Res. #1495 – RESOLUTION OF THE RAHWAY HOUSING AUTHORITY AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, Res. #1495 was approved by a vote of (6) Ayes and (1) Absent.

Res. #1496 – RESOLUTION OF THE RAHWAY HOUSING AUTHORITY AUTHORIZING THE PURCHASE OF NATURAL GAS SUPPLY SERVICES FOR PUBLIC USE ON AND ONLINE AUCTION WEBSITE - Upon a motion by Commissioner Bailey, seconded by Commissioner Pekarofski, Res. #1496 was approved by a vote of (6) Ayes and (1) absent.

Res. #1497 – AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PSE&G’S PROGRAM TO INSTALL ENERGY EFFICIENT IMPROVEMENTS – Upon a motion by Commissioner DeJesus-Farrar, Seconded by Commissioner Bailey, after a discussion regarding the amount the program will pay to conduct the Audit/Study and install all energy efficient equipment. Res. #1497 was approved by a vote of (6) Ayes and (1) absent.

Under Legal Matters Mr. Testino stated the sale of 804 has been approved. Furthermore there will be a lease back provision for the garage in the amount of \$500. per month. Mr. Testino authorized Mr. Pushko to sign contract/documents with a possible closing date this summer.

Mr. Testino further mentioned he will write an addendum to the Contract presented to RHA by PBA Engineering which will eventually employ these professionals as structural engineers. This addendum will not change the cost of their services nor the scope of the work.

Under Financial Matter, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca did request from the Board of Commissioner to submit their survey which is needed to send the budget.

Commissioner Pekarofski was excused from meeting at 8:12.

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

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

Under New Business Commissioner DeJesus-Farrar stated she will be resigning as a Commissioner as she has taken another position with another community board which would conflict with the Board meetings. Commissioner DeJesus-Farrar also stated that she appreciated being a member of the Board of Commissioners of the Rahway Housing Authority.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:17 by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary