

MINUTES OF THE REGULAR MEETING  
OF THE RAHWAY HOUSING AUTHORITY,  
HELD SEPTEMBER 11, 2015 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:34 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, Parson, Pekarofski and Ragan answered present, with Commissioner Lesinski and Thomas absent. Also in attendance were Authority Attorney Testino and Authority Accountant Ciarrocca.

Chairman Ragan requested that the minutes of the June 11, 2015 meeting be acted on. Upon a motion by Commissioner Bailey, seconded by Commissioner Pekarofski the minutes were approved by a vote of four (4) Ayes, two (2) Absent.

Under Directors Report Mr. Pushko stated that Rahway Housing Authority's Section 8 Program is small in comparison to other Section 8 programs. When opening the waiting list RHA gets abundance of applications. To resolve this RHA will be revising the Section 8 Administrative Plan to be able to open the list to only Rahway Residents, and Veterans. A Public hearing will be held 45 days prior to it going into effect, with the board approving through resolution. Mr. Pushko mentioned that due to Hurricane Irene and Super Storm Sandy, Building A at 250 West Grand Avenue was reclassified into a flood zone. In order to obtain flood insurance an "Elevation Certification" is required before a policy can be quoted. Ricky Ansley found a qualified engineer to do both buildings for \$900.00. Mr. Pushko also mentioned that this summer he requested that the Rahway Police supplemental foot patrol be tripled; as trespassing and illegal boarders are on the rise. As a result RHA has several court actions and evictions pending for violations of their Lease. Mr. Pushko stated that RHA purchased a Crime Statistics Reports for Glendenning Homes at 498 Capobianco Plaza created on May 26, 2015. Mr. Pushko reviewed the two reports; Crimecast Map and Scores in the area. National, State and Union County crime statistics are going up. However, Rahway is considered a "Safe Place". Mr. Pushko discussed that an Adjuster presented a net payable to RHA on the Rent Loss from Hurricane Irene, which was higher than RHA had predicted. Mr. Pushko further mentioned that all FEMA applications have been approved. Although it appears the State Finance Department is waiting for the request from Washington to drawdown the funds to allow disbursement. Mr. Pushko stated that over the summer RHA had its HUD's (REAC) Physical Inspections. Our Senior Sites obtained a 94 and an 88 for our Family Complex. Each year, RHA puts in a significant effort preparing for these on-site physical inspections. This year's inspection went well granting a "Bye" for two years. Mr. Ansley mentioned that the emergency Generator at 337 West Milton Avenue is on line. Mr. Pushko also mentioned that the handicap renovations on apartment 108 at Case Apartments are completed and an "Open House" will be conducted for Case Residents and Commissioners on Tuesday September 15, 2015.

Chairman Ragan requested that the bills (incurred in August) be presented for payment. Upon a motion by Commissioner Parson, seconded by Commissioner Pekarofski, the bills were approved for payment by a vote of four (4) Ayes and two (2) Absent.

Under the Financial Matter, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca mentioned that all variances show the ability to stay financially stable. Mr. Ciarrocca further mentioned this year's annual Audit is scheduled for October 20, 2015.

Under Legal Matter, Mr. Testino stated that over the summer the Contract to sell and transfer 804 Leesville Avenue to Santos Masonry Inc., in the amount of \$110,000.00, has been withdrawn before the signing of contract. The City of Rahway Parking Authority has expressed interest in obtaining the property. Mr. Testino distributed to all Commissioners a letter he received from the General Counsel from the Rahway Parking Authority including the Letter Of Intent.

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

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

Res. #1498 -- HOMEVISION SERVICE CONTRACTS -- Upon a motion by Commissioner Bailey, seconded by Pekarofski, Res. #1498 was approved by a vote of (4) Ayes and (2) Absent.

Res. #1499 -- REVISION FROM THE 2015 FAIR MARKET RENT (FMR) TO THE 2016 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTON 8 RENT SUBSIDY PROGRAM FOR THE TWELVE (12) MONTH PERIOD STARTING OCTOBER 1, 2015 -- Upon a motion by Commissioner Parson, seconded by Commissioner Pekarofski, after a brief explanation from Account Ciarrocca, Res. #1499 was approved by a vote of (4) Ayes and (2) Absent.

Res. #1500 -- SUBMISSION OF SEMAP CERTIFICATION TO HUD -- Upon a motion by Commissioner Parson, seconded by Commissioner Bailey, after a brief explanation from Gail Ansley, Res. #1500 was approved by a vote of (4) and (2) Absent.

Res. #1501 -- AUTHORIZATION TO RESIND RESOLUTION NO. 1489 SELLING 804 LEESVILLE AVENUE TO SANTOS MASONRY, INC., -- Upon a motion by Commissioner Parson, seconded by Commissioner Bailey, Res. #1501 was approved by a vote of (4) Ayes and (2) Absent.

Res. #1502 -- AUTHORIZING SALE OF 804 LEESVILLE AVENUE TO THE PARKING AUTHORITY OFT HE CITY OF RAHWAY FOR \$110,000.00 -- Upon a motion by Commissioner Pekarofski, seconded by Commissioner Parson, Res. #1502 was approved by a vote of (4) Ayes and (2) Absent.

Res. #1503 -- PROPOSAL TO CHANGE PERSONNEL POLICY HANDBOOK REDUCING MAXIMUM SICK DAYS OFFERED TO FULL TIME EMPLOYEES TO TWELVE- Upon a motion by Commissioner Parson, seconded by Commissioner Bailey, after a discussion to revised the maximum of (6) six days for new employees during the first three years of service to (12) twelve days . Upon of motion by Parson, seconded by Commissioner Bailey, Res. #1503 will be tabled for the October Board Meeting approved by a vote of (4) Ayes and (2) absent.

Res. #1504 -- PROPOSAL TO CHANGE FULL-TIME EMPLOYEE'S MEDICAL BENEFITS FROM NJ DIRECT 10 TO NJ DIRECT 15 -- Upon a motion by Commissioner Parson, Seconded by Commissioner Pekarofski, after a discussion to revise wording. Res. #1504 was approved by a vote of (4) Ayes and (2) absent.

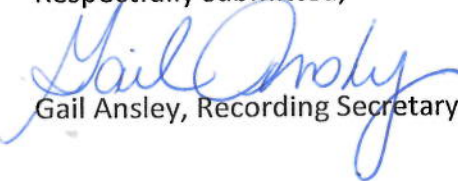
Res. #1505 -- REQUEST LEGAL CONFIRMATION FROM RHA GENERAL COUNSEL OF STATE'S MANDATORY MEDICAL CO-PAY EXPIRATION -- After a brief discussion Attorney Testino requested Res. 1505 to be table until October Board Meeting.

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

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There being no further business to come before the Board of Commissioners, the meeting was adjourned at 9:29 by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary