

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD SEPTEMBER 14, 2017 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Ragan welcomed everyone back. Chairman Ragan stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Upon roll call Commissioners Lesinski, Pekarofski, Ragan, and Snowden answered present, with Commissioners Parson, Simon and Thomas absent. Also in attendance were Authority Accountant Ciarrocca, Attorney Testino and Maintenance Supt. Ricky Ansley.

Chairman Ragan requested that the minutes of the June meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Snowden, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Under the Directors Report Mr. Pushko mentioned Rahway Housing Authority received another CDBG in the amount of \$15,000 to convert its third (3rd) handicap apartment at Case Senior Citizen Apartments. The grant awarded pays for the specialized equipment (walk in shower stall, ADA compliant toilet, and pull-down shelves, etc.) unlike prior years, this year; most of the work will be done by our Maintenance Department. Plumbing and electrical work will be done by licensed professionals. Mr. Pushko briefly mentioned that this year RHA was awarded its Capital Fund July 29, 2017 at \$355,000 just slightly higher than last year.

Commissioner Parson arrived at 7:36 pm.

Mr. Pushko also mentioned that a water leak was discovered and repaired at the Family Complex. Mr. Pushko stated since the water leak was after the water meter but before entering any building. He sent a letter to Ms. Jacqueline Foushee, at City Hall to request a rebate on sewer charges. A meeting is being held this month between City Hall and Suez to discuss our position and a rebate. Should RHA receive this rebate, it could be as much as \$20,000. Mr. Pushko had advised the Commissioners that RHA's No Smoking ban will be effective January 2, 2018. Signs have been posted and tenants have been notified. RHA's Admissions and Continued Occupancy Policy (ACOP) has been changed to include a Non-Smoking Policy. Mr. Pushko mentioned on November 30th the Rahway Housing Authority's Natural Gas Contract will expiring and will not be renewing at this time. Gail Ansley informed the Commissioners that RHA's software is being upgraded to WinTen2+ between September 11th and September 22nd. The current computer system has been shut down to allow Tenmast to migrate all RHA's information over to the new system. The office staff will be having 32 hours of hands on training broken down in each department. The office will be in full production of WinTen2+ on Monday September 25th. Lastly, Mr. Pushko would like to remind the Commissioners that he will be out of the office beginning September 25th and returning October 11th.

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

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

Res. #1547 – SUBMISSION OF SEMAP CERTIFICATION TO HUD – Upon a motion by Commissioner Lesinski, seconded by Commissioner Parson, Res. #1547 was approved by a vote of five (5) Ayes and two (2) Absent.

Res. #1548 – REVISION FROM THE 2017 FAIR MARKET RENT (FMR) TO THE 2018 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING SEPTEMBER 14, 2017 – Upon a motion by Commissioner Pekarofski, seconded by Commissioner Lesinski, Res. #1548 was approved by a vote of five (5) Ayes and two (2) Absent.

Res. #1549 – ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR JULY 1, 2107 TO JUNE 30, 2018 – Upon a motion by Commissioner Lesinski, seconded by Commissioner Snowden, after a brief discussion, Res. #1549 was approved by a vote of five (5) Ayes and two (2) Absent.

Under Financial Matters Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca stated the closing of the fiscal year went very well; and Rahway Housing Authority is ready to schedule this year's annual audit.

Under Legal Matters Attorney Testino mentioned he has received two (2) law suits; One being a foreclosure matter and the other was a "trip & fall" on Cherry Street in Rahway. Neither had anything to do with Rahway Housing Authority therefore, all has been forward over to City Hall. Attorney Testino stated the annual audit will be approaching and does not foreseen and problems.

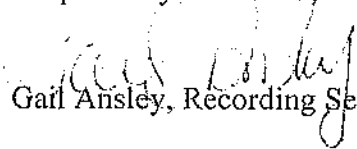
There being no Old Business; this portion of the meeting was closed.

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

Under New Business Mr. Pushko stated that RHA's Senior Service Coordinator, Patricia Roselli, with be going out on long term disability. Family Service Coordinator, Phyllis Gadson has been taking over Ms. Roselli's responsibilities.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:28 pm. by unanimous consent.

Respectfully submitted,


Garl Ansley, Recording Secretary