

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD NOVEMBER 9, 2017 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:35 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 Lesinski, Parson, Pekarofski, Ragan, Simon, Snowden and Thomas answered present. Also in attendance were Authority Accountant Ciarrocca and Attorney Testino.

Chairman Ragan requested that the minutes of the October meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Parson, the minutes were approved by a vote of seven (7) Ayes.

Under the Directors Report Mr. Pushko stated with the passing of Patricia Roselle, Phyllis Gadson, our Family Site Social Service Coordinator, will be serving the senior sites as well, along with a part-time helper. Gail Ansley informed the Commissioners that one of many programs Ms. Roselli had for our senior tenants; was the Commodity Supplemental Food Program. Ms. Ansley briefly explained the program to the Commissioners. This program currently services 48 of our senior tenants with monthly "Food Box" as well as extra food delivery for all of the tenants to receive.

Maintenance Supt. Ricky Ansley arrived at 7:40 pm.

Mr. Pushko had passed around an old plastic cracked electrical outlet cover that RHA used in the past in the apartments. The physical inspection would score this, a cracked electrical cover, a level 3, Currently RHA changed to an unbreakable electrical outlet cover. Mr. Pushko mentioned on October 23rd our physical inspection was conducted at the Family Site. Rahway Housing achieved an 85, the highest score ever. Mr. Pushko brief the commissioners on the ADA Apartment at Case, the goal is to be finished by January. Mr. Pushko stated RHA is applying for another CDBG Grant in the amount of \$15,000 to convert another Case apartment to an ADA compliant unit. This will be the fourth CDBG funds awarded to RHA for ADA Compliant unit conversion through Union County if granted.

Chairman Ragan requested that the October bills (incurred in September) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the bills were approved for payment by a vote of seven (7) Ayes.

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

Res. #1551 – RESOLUTION CREATING A SMOKE-FREE POLICY – Upon a motion by Commissioner Simon, seconded by Commissioner Parson; Mr. Pushko reviewed Rahway Housing Authority's Smoke Free Policy. A discussion

regarding the designated smoking areas at our senior and family sites was also reviewed. Commissioner Pekarofski mentioned that Shoprite offers free classes; on how to quit smoking and may come out to our sites for classes. Lastly, Mr. Pushko showed the Commissioners the "Smoke Free Signs" that will be hung at all Rahway Housing Authority's properties. Res. #1551 was approved by a vote of seven (7) Ayes.

Under Financial Matters Mr. Ciarrocca turned this part of the meeting over to Mr. Pushko. Mr. Pushko told the Commissioners that Dave and he will be meeting with the Bookkeeper, Janet MacQuirk. The monthly financial reports are not available due to the bookkeeper having to iron out some errors in the new computer conversation, which also would not allow her to have the bank reconciliation ready. Mr. Ciarrocca did state this year's annual audit will be conducted on December 11th and 12th.

Under Legal Matters Attorney Testino mentioned that Mr. Marvin Hill did response to the letter regarding his medical benefits and no further action will be taken. Mr. Pushko mentioned to the Commissioners that Ms. Roselle officially retired on October 1st and passed away on the 2nd. When the state received her death certification, her husband Jim was taken off of her insurance in error. Since, no fault to Mr. Roselle, Rahway Housing Authority told him to get insurance and RHA will reimburse the cost. Mr. Testino further mentioned that he is in receipt of a letter regarding an individual falling in Roselle. Mr. Testino will respond accordingly.

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

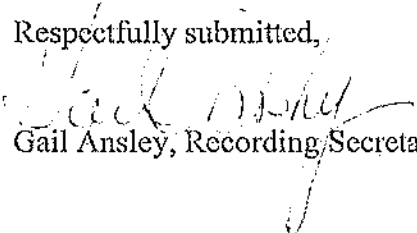
There being no Old Business; this portion of the meeting was closed.

Under New Business Mr. Pushko stated our Annual Reorganization meeting will be held on Thursday, December 14, 2017 at 6:00 pm. Mr. Ansley demonstrated to the Commissioner a new LED technology for hallway lighting. Mr. Pushko is evaluating the cost/benefit of replacing current lighting in hallways.

Chairman Ragan wished everyone a Happy Thanksgiving.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:35 pm. by unanimous consent.

Respectfully submitted,


Gail Ansley, Recording Secretary