

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD FEBRUARY 8, 2018 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:36 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

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

There being no Quorum, this portion of the meeting served as the Public Hearing for the Agency Plan and 5 Year Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. Mr. Pushko reviewed the Annual Statement, Performance and Evaluation Report. He reviewed each line item by developments, categories and total estimated cost.

Commissioner Parson arrived 7:43

There being a quorum; Chairman Pekarofski requested that the minutes of the December meeting be acted on. Upon a motion by Commissioner Simon, 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 stated that the full-time employees of the Authority currently have a misconception concerning the health benefits provided by the Authority for their dependent children. Mr. Pushko stated that The Affordable Care Act (ACA) now states a dependent can be covered to 23 years of age IF the dependent is still a full-time student at an accredited place or higher education. The dependent can also remain on the employees' health care benefits program until 26 years IF the employee is willing to pay for said healthcare benefits. Rahway Housing Authority's current Personnel Policy is silent on this subject and should be addressed. Mr. Pushko mentioned that the Board will need to set policy; Mr. Pushko stated some of his recommendations. There were also several comments and questions from the Board. Commissioner Snowden requested Attorney Testino present information regarding this Act. Commissioner Parson further requested, since there only being four (4) Commissioners at this meeting, that the Employee Dependent Health Benefits should be revisited on the next Board Meeting. Mr. Pushko mentioned that the CDBG funding for the ADA conversion unit 308 at Clifford Case is almost completed. Mr. Pushko further mentioned that the Realtor has presented a qualified buyer for 970 Leesville Avenue and all necessary documents have been sent to Union County.

Chairman Pekarofski requested that the January bills (incurred in December) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Snowden, the bills were approved for payment by a vote of four (4) Ayes and three (3) Absent.

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

Res. #1553 – \$3,000 DONATION FROM HOMEVISION TO SUPPORT RAHWAY HOUSING AUTHORITY'S ROSS AFTER SCHOOL PROGRAM AND POSSIBLE EYE GLASSES – Upon a motion by Commissioner Parson, seconded by Commissioner Simon; Mr. Pushko stated that Chairman Pekarofski suggested that RHA will reach out to the Scout Organization to see if this project, is a worthwhile project to earn an "Eagle Scout" badge. Res. #1553 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1554 – RAHWAY HOUSING AUTHORITY TO ACT AS PROPERTY MANAGER FOR HOMEVISION HOUSES ALONG LEESVILLE AVENUE FOR A FIXED NOT TO EXCEED FEE OF \$8,100 FOR 9 MONTHS FROM DECEMBER 2017 TO OCTOBER 2018 – Upon a motion by Commissioner Simon, seconded by Commissioner Parson. Res #1554 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1555 – INTERLOCAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF RAHWAY AND THE RAHWAY HOUSING AUTHORITY FOR THE MUTUAL PROVISION OF SNOW PREPARATION AND RESPONSE - Upon a motion by Commissioner Parson, seconded by Commissioner Snowden. After a brief discussion, Res. #1555 was approved by a vote of four (4) Ayes and three (3) Absent.

Under Financial Matters Mr. Ciarrocca reviewed the December financials. Mr. Pushko stated with a (44,800) deficient under operating subsidy for half a year, shows major concerns; that's why Mr. Pushko stated some recommendations to set policy under the Employee Dependent Health Benefits otherwise, RHA could fall into bankruptcy in the future.

There being no Legal Matters, this portion of the meeting was closed.

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

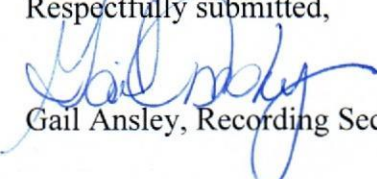
Under Old Business, Mr. Pushko stated that the lawsuit brought on by Robert McClendon who claimed he slipped at our family site was settled by our insurance.

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

Chairman Pekarofski is looking forward to serve as the Chairman for Rahway Housing Authority. Chairman Pekarofski also thanked the Executive Director, Professional Service and the staff for all doing a great job.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:49 pm. by unanimous consent.

Respectfully submitted,



Gail Ansley, Recording Secretary