

MINUTES OF THE ANNUAL REORGANIZATION MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD APRIL 12, 2018 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

---

The meeting was called to order by Chairman Pekarofski. The Pledge of Allegiance was recited by all in attendance.

Public Meeting Notice was read by Chairman Pekarofski.: Chairman Pekarofski stated the adequate meeting Notice requirements as prescribed by NJ Sunshine Law have been met.

Upon roll call, Commissioners Lesinski, Pekarofski, Ragan, Simon, Snowden answered present, with Commissioners Parson and Thomas absent. Also in attendance were Executive Director Pushko, Accountant David Ciarrocca, CPA and Attorney Edward Testino, Esq.

Chairman Pekarofski requested that the minutes of the March meeting be acted on.

Minutes of meeting held 3/8/2018 were moved for adoption as follows:

Motion for approval made by commissioner Simon, second by Commissioner Lesinski. Roll call vote five (5) yes, zero (0) no, two (2) absent (Parson & Thomas).

Director's report delivered by Executive Director Pushko.

Director Pushko reported on 2018 Capital Fund and budget issues created by funding levels. Further the Director notified the Board of the Administrator's intent to present and consider conversion to the RAD (Rental Assistance Demonstration Program).

In addition, the Director discussed published article from Secretary Ben Carson regarding Housing Authority funding and RAD.

Discussion ensued regarding budget issues and RAD.

Director Pushko commented on funding levels and energy efficient nature of housing stock due to the energy efficient conversions and improvements already in place.

Accountant Ciarrocca commented on RAD program and formula including comprehensive needs assessment requirements.

Director announced he will be attending RAD training program in Philadelphia.

Discussion and questions followed from Commissioners

Chairman Pekarofski requested that the April bill list (incurred in March) be presented for payment.

The bill list was moved for approval by Commissioner Snowden and seconded by Commissioner Lesinski.

No discussion was presented

The bill list was approved on a voice vote of five (5) yes, zero (0) no, two (2) absent (Parson & Thomas).

The Chairman declared the bill list was approved

Chairman Pekarofski called for the Finance Report

The Finance Report was delivered by CPA Ciarrocca. CPA Ciarrocca discussed the ebbs and flows in the balance sheet. Also, Ciarrocca discussed the upcoming budget process and took questions from the Commissioners

Next Chairman Pekarofski addressed Resolution No 1556:

The Annual Audit Report for fiscal year ending June 30, 2017 from Novogradac & Company was presented and discussed.

Director pointed out during discussion there were no findings and no questioned costs.

Motion for acceptance of the Audit was moved by Commissioner Ragan, Second by Commissioner Simon

Additional discussion ensued by Commissioners. Roll call was taken, five (5) yes, zero (0) no, two (2) absent (Parson & Thomas).. The Chairman declared the Resolution for approval was adopted

Chairman Pekarofski called for discussion

Legal Matters. Attorney Testino presented research findings regarding questions on Affordable Care Act and requirement of employer to pay. Attorney Testino confirmed that the issue regarding who pays for family care health insurance coverage is a policy decision for the Authority and not a mandate of the Act. Discussion ensued. Attorney Testino referred those present to the IRS Regs section 4980H.

Public Comment- None present

Old Business.

Additional discussion of Health Insurance ensued

Chairman Pekarofski announced he was still awaiting additional information to present to Board his recommendations regarding recognition of Eagle Scouts.

New Business

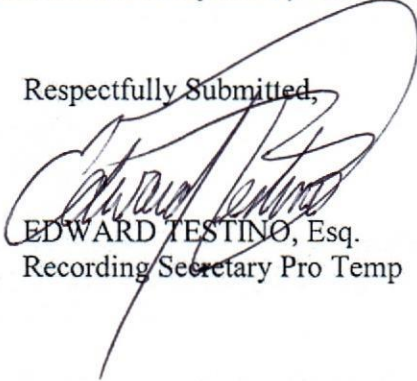
2017/2018 Budget was discussed and the Board received preliminary comments from Executive Direction and Accountant. Concerns were again raised regarding funding levels and impact of the same budget. Discussion by Commissioners ensued.

Director Pushko announced Senior Citizen list is always open and the family list for 2-3 bedrooms will be opening.

Chairpersons comments: no additional comments

Adjournment- Chairman Pekarofski called for motion to adjourn by Chairman. Motion. Second. All in favor carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Edward Testino", written in a cursive style. The signature is positioned above the printed name and title.

EDWARD TESTINO, Esq.  
Recording Secretary Pro Temp