

MINUTES OF THE REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD FEBRUARY 13, 2020 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:32 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 Lesinski, Pekarofski, Ragan, and Simon answered present, with Commissioners Gonzalez, Thomas and Thomas-Petit absent. Also in attendance were Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

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

Under Director Report, Ms. Wenson Maier stated the following;

- Met with three attorneys, DeCotiis, Nixon Peabody, Windels Marx Lane & Mittendorf that specialize with RAD Conversion. Will be meeting with McManniman/Scotland/Bauman next week.
- There is an issue with a small piece of land at Kennedy Apartments. RHA has requested a proposal from Coastal Permits Engineer for Tidelands for required Riparian Grant Application submission to the Bureau of Tidelands Management. RHA has also requested a proposal from Partner Engineering for the survey depicting tidelands claim line. It may take few months to get to the point where we know the required fees to pay the Bureau. These funds will be held in an escrow account for the closing
- One unit at building 516 the maintenance department installed exterior window trim, pilasters, cornice and shutters. The Landscape architect, Susan Schlenger is preparing design for the building 516 for a fee of \$1,500.00

Commissioner Thomas arrived at 7:37

- Met with Cindy Soloman, she is working on the title search on a small piece of property at the family site. This is where the new shed will be installed. (same as the one at Case Apts.).
- Met with Debra Stuart regarding a Community Garden at the Family site this spring, which included indoor seeding, planting garden and having risen garden beds for ADA Compliance. This will all so be joint efforts with Rutgers.
- RHA's phone system went down and Ricky used our prior vendor to replace them with a gently used phone system for \$4,500.00.

- Ricky and she had a conference call with Sheila Jones to clarify some issues regarding RAD. In the beginning stages of the RAD Conversion Ms. Jones was assigned to RHA as our transitional manager.
- Ricky and she attended the CDBG meeting, to present the Grant to request funds for elevator upgrade at 165 East Grand Ave.
- RHA's second RIN (Resident Information Notice) meeting was held on February 5, 6, & 7th at all the senior sites.
- Receiving the last few job descriptions from the administration staff that they have prepared. Ricky and she will be meeting with the maintenance staff to review their job descriptions.
- RHA will be purchasing a pool table, as the Pool Room will be re-opened at Kennedy.
- Rick and Kelli updated the PIC (PIH Information Center) website to split the senior buildings and the family site into two separate RAD applications. The senior buildings will be converted first.
- Will be attending the last two classes. Strategic Planning and Public Housing Manager Class.

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

Being this meeting was to also to serve as the Public Hearing for the development of Rahway Housing Authority's 2020/2021 Agency Plan and the 5 Year Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 Executor Director Wenson Maier reviewed each line item for each developments and projected costs for the major work categories.

Under Financial Matters, Mr. Ciarrocca state the monthly financial report was not present at the meeting. Ms. Wenson Maier stated she will e-mail the financial report to all commissioners. Mr. Ciarrocca did state RHA is doing well. Mr. Ciarrocca will be in next week to work on the subsidy report.

Under Legal Matter, Mr. Testino stated he had a discussion with Ms. Wenson Maier regarding an employee matter. If further action is needed it will be presented in Executive Session.

There being one member of the public present; Chairman Pekarofski asked if there are any comments;

- Mr. Michael Buckley, an employee of Elizabeth Housing Authority stated he came only on merit of interest.

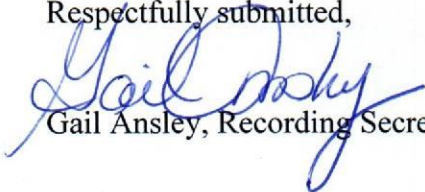
There being no Old Business; this portion of the meeting was closed.

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

Under Chairman's Report, Chairman Pekarofski wished everyone a Happy New Year.

7There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,


Gail Ansley, Recording Secretary

