

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD MARCH 12, 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 Gonzalez, Lesinski, Pekarofski, Simon, Thomas and Thomas-Petit answered present, with Commissioner Ragan absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Chairman Pekarofski requested that the minutes of the February meeting be acted on. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of six (6) Ayes, one (1) Absent.

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

Presented Rahway Housing Authority RAD and Section 22 Conversion Status

The Rahway Housing Authority has 161 senior units (40 at Clifford P. Case Apartments – 337 W. Milton Avenue, 40 at William Schaffhauser Tower – 165 E. Grand Avenue, and 81 located at John F. Kennedy Complex – 224/250 W. Grand Avenue) and 112 Family Units at Glendenning Homes – Leesville and Capobianco Plaza.

RHA is in the process of renovating a 6 unit building at Glendenning Homes to create 2 ADA accessible two bedroom units, 1 ADA accessible one bedroom unit, and one Maintenance Room on the first floor and, 3 two bedroom apartments on the second floor.

These units have been vacant for over 2 years. Interior demolition is underway, building material specifications have been prepared, and construction documents will be completed after interior demolition is complete.

RHA has applied for a two-step conversion to Section 8. The first is a RAD conversion of the 3 senior sites at 70% FMR. The second conversion is a Section 22 Voluntary Conversion at 110% FMR. RHA is encouraging PBV's. The required two tenant meetings have been held at all sites, with notices signatures, recorded comments and posting on the web site.

Our 20 year Capital Needs Assessment, and our year 00 priority projects list is complete. The financing plan and the RFP draft for a lender are complete.

There are sufficient reserves to use on the Family Site to complete the reconfiguration of the 6 units plus additional work on the remaining Family Site properties.

Title searches are complete on our senior sites. We have one tidelands issue at our Kennedy site and are working with a coastal permitting professional and a surveyor.

We are missing one title at our family site and RHA is working to resolve the situation.

RHA received an Administrative Waiver from NJ Historical Preservation for the senior sites. All of the #58 Environmental Reports were completed and are under review by RHA.

Our properties are well maintained. We have invested 8 million over the last 20 years and anticipate approximately the same with inflation over the next 20 years. The additional administrative fees and the funds that come from the difference between what we have to show as a set aside for vacancies and what we actually have historically shown, will provide us with enough funds to complete the necessary maintenance and repairs.

Chairman Pekarofski requested that the March bills (incurred in February) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

Under Financial Matters, Mr. Ciarrocca stated RHA is doing well.

Under Legal Matters, Mr. Testino discussed property title issues.

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.

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

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

Respectfully submitted,



Jennifer Wenson Maier
Recording Secretary