

MINUTES OF THE REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD JUNE 23, 2020 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:30 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, Ragan, Simon, and Thomas-Petit answered present, with Commissioner Thomas absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Chairman Pekarofski requested that the minutes of the March 12, 2020 and April 14, 2020 be voted on at the next Regular Meeting in September.

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

Black Lives Matter peaceful protest went well. The Mayor, Council, President of NAACP, and tenants spoke at the open mic. Approximately 40 people came. Seniors were transported to and from. Free T-shirts were given away, paid for by a Go Fund Me page. Signs and water were provided by Rahway Housing. A letter was sent to all tenants expressing the solidarity of RHA with the protesters. Everyone at protest was appreciative.

RHA is waiting on 3rd price for roof replacement building #538.

Demolishing brick area and removing benches behind Enrichment Center for installation of a concrete patio, 10x20 tent and picnic tables for summer camp.

Use of CARES ACT funds for paid tutors for summer camp has been approved by HUD.

Staff went door to door and updated tenant contact list.

RHA arranged to have seniors tested. Number of participants was 32 at Schaffhauser, 26 at Case, 65 at Kennedy and 49 at the Family Site.

County reported 4 new positive tests in Senior buildings but only know identity of one person. Have 2 positive tests in the Family Site. RHA distributed memo to all people who were tested asking them to call to get their results. This year 4 tenants died of Covid and 5 died of natural causes. All were seniors.

The maintenance team is working hard on 12 unit turnovers.

We are changing the tub cut CDBG grant to a H/C unit renovation at Case Apartments due to contractor inability to obtain Public Works Contractors License.

Survey of Kennedy complex will be complete by end of week by Control Point and will be forwarded to Coastal Permits for preparation of submittal for Tidal Grant.

We have two tenant legal issues at Kennedy. Attorney sent notices to quit.

RHA is moving forward with purchase of intercoms, cameras and sewage grinders which will be paid for by CARES Act funding.

Landscape design has been forwarded to suppliers and installers. RHA is waiting for final quotes. First quotes are Plants \$5,300, soil prep and install \$21,000.

Staff will be starting to work in house 4 days a week next week and 5 days a week after July 4th weekend due to lifting of Covid restrictions.

RHA cut down dead trees on Leesville. A meeting was held with the tenants to gain agreement on removal. Police assisted at no charge.

The summer lunch program ends Friday.

Senior Coordinator is working on summer camp. Campers cannot leave the site per NJ Covid restrictions.

Community Rooms were painted and floors were redone. The rooms are still closed to the residents.

Bi-weekly food distribution has been ongoing.

Building 570 is now gutted and ready for architectural drawings to be prepared to convert to H/C units.

UV lights are being researched for elevators.

Voting on Resolutions:

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

Commissioner Simon joined the meeting.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1606 – Approving Operating Budget Calculation (State of New Jersey). Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Lesinski, the resolution was approved for payment by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1607 – Write off Accounts Receivable for Prior Tenants Who Ceased Tenancy With Amounts Still Due. Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1608 – Award Contract to David Ciarrocca, C.P.A. for accounting Services for the 2021 Fiscal Year.

Commissioner Thomas-Petit questioned the process of moving and seconding a resolution prior to discussion. Attorney Testino stated that the Mover and Secunder are just putting the item up for discussion and a vote. If a commissioner does not agree with the introduction of a resolution, they can choose not to move or second the resolution.

Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, and Accountant presenting that the fee had increased by \$50/month, Resolution No. 1608 was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1609 – Award Contract to Novogradac and Co. LLP for the Authority's Annual Audit for the Fiscal Year ending June 30, 2020. Executive Director stated that price had slightly increased. Amount of increase is \$398. Upon a motion by Commissioner Simon, Seconded by Commissioner Lesinski, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1610 – Award Contract to Edward Testino, Attorney at Law for General Counsel for a 12 month period commencing July 1, 2020 and terminating June 30, 2021. Executive Director stated that price was the same as last FY contract. Upon a motion by Commissioner Thomas-Petit, Seconded by Commissioner Lesinski, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1611 – Resolution authorizing Staff to be paid for up to 2 weeks' vacation due to Covid-19 restrictions. Executive Director stated that this is already allowable in the Personnel Policy, but RHA wanted to make the Commissioners aware of the action. Upon a motion by Commissioner Simon, Seconded by Commissioner Gonzalez, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1612 – Ratifying the late introduction and submission of Rahway Housing Authority's Annual Budget for the Fiscal Year July 1, 2020 to June 30, 2021. Upon a motion by Commissioner Simon, Seconded by Commissioner Ragan, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1613 – Consultant Agreement (Kenneth Pushko). Executive Director stated that Mr. Pushko was to be available for a 12 month cycle which would end in by September 30th. There may be some need for financial advice during the RAD conversion but at this time it is not known when the process will begin. Attorney recommended a clause be added to the resolution stated that the agreement could be terminated by either party with 30 days' notice. Upon a motion by Commissioner Lesinski to approve with added clause,

Seconded by Commissioner Ragan, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Under Financial Matters, Mr. Ciarrocca stated RHA is doing well. % of rent collection has been excellent. Financial report sent via e-mail.

Under Legal Matters, Mr. Testino requested a status on when meetings would resume in person. Unless there is a reason for a special meeting, the September meeting will be held in the Community Room with adequate social distancing.

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

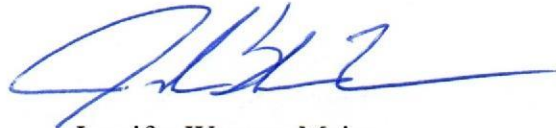
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Under Chairman's Report, Chairman Pekarofski: No comment

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