

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD SEPTEMBER 10, 2020 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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The meeting was called to order at 7:30 pm. The Pledge of Allegiance was recited by all in attendance. Chairman Simon stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Upon roll call Commissioners Lesinski, Ragan, Simon, Thomas and Thomas-Petit answered present, with Commissioner Gonzalez and Pekarofski absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Vice-Chairman Simon presented the minutes of the March 12, 2020, April 14, 2020 and June 23, 2020 meetings. Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, the minutes were approved by a vote of six (5) Ayes and two (2) Absent.

**Under Director's Report**, Ms. Wenson Maier stated the following: Children's Activity Program was successful with 7 students tutored 2 hours per day 5 days/week for 8 weeks, with science activities every afternoon. The children were fed healthy breakfasts, lunches and snacks. They all made great strides in their scholastic and social skill levels.

**Voting on Resolutions:**

Vice-Chairman Simon requested that the bills list (incurred in August) 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 two (2) Absent.

Vice-Chairman Simon requested a mover and seconder for Resolution No. 1614 – Authorizing the Rahway Housing Authority to provide Legal Counsel and indemnification for officials, employees and appointees of the Housing Authority in certain actions brought against said officials, employees and appointees. Upon a motion by Commissioner Ragan, seconded by Commissioner Lesinski, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Vice-Chairman Simon requested a mover and seconder for Resolution No. 1615 – Adopt Budget Resolution for Fiscal year July 1, 2020 to June 30, 2021. Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas-Petit, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Vice-Chairman Simon requested a mover and seconder for Resolution No. 1616 – Revision from the 2020 Fair Market Rent (FMR) to the 2021 FMR at the 40<sup>th</sup> Percentile as payment standards for the Section 8 Rent Subsidy Program for the twelve month period starting October 1, 2020. Upon a motion by Commissioner Thomas-Petit,

seconded by Commissioner Ragan, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Vice-Chairman Simon requested a mover and seconder for Resolution No. 1617 – Adopting Personnel Policies and Procedures. Upon a motion by Commissioner Lesinski, Seconded by Commissioner Ragan, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Vice-Chairman Simon requested a mover and seconder to go into Executive Session to discuss employee compensation. Upon a motion by Commissioner Lesinski, Seconded by Commissioner Ragan, this was approved by a vote of five (5) Ayes and two (2) Absent.

Vice-Chairman Simon requested a mover and seconder for Resolution No. 1618 – Approving Salary Increases. Upon a motion by Commissioner Thomas-Petit, Seconded by Commissioner Ragan, this was approved by a vote of five (5) Ayes and two (2) Absent.

**Under Financial Matters**, Mr. Ciarrocca stated RHA is doing well. % of rent collection has been excellent. Financial report was provided.

**Under Legal Matters**, Mr. Testino stated that RHA has hired a consultant to perform a title search on a small lot at the Family Site which is missing the transfer from the prior owner to the Rahway Housing Authority.

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.

**Under Chairman's Report**, Vice-Chairman Simon: No comment

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, Seconded by Commissioner Lesinski, the meeting was adjourned at 9:00 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier  
Recording Secretary