

MINUTES OF THE REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD SEPTEMBER 9, 2021 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:35 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, and Thomas-Petit answered present, with Commissioners Ragan, Simon and Thomas absent. Also in attendance were Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

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

Under Director Report, Ms. Wenson Maier requested it to be tabled at this time;

Chairman Pekarofski requested that the July & August bills (incurred in June & July) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, the bills were approved for payment by a vote of four (4) Ayes and four (4) Absent.

Chairman Pekarofski presented the following Resolutions, with action taken as noted;

Res. #1640 – APPROVAL OF THE ANNUAL AUDIT REPORT FOR THE FISCAL YEAR ENDING JUNE 30, 2020 – Upon a motion by Commissioner Gonzalez, seconded by Commissioner Lesinski, Res. #1640 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. # 1641 – ADOPTED BUDGET RESOLUTION FOR FISCAL YEAR JULY 1, 2021 TO JUNE 30, 2022 – Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, Res. #1641 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. # 1642 – SUBMISSION OF SEMAP CERTIFICATION TO HUD – Upon a motion by Commissioner Gonzalez, seconded by Commissioner Lesinski, Res. #1642 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1643 – REVISIONS FROM THE 2021 FAIR MARKET RENT (FMR) TO THE 2022 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2021 – Upon a motion by

Commissioner Thomas-Petit, seconded by Commissioner Gonzalez, Res. #1643 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1644 – RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O) – Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Lesinski, Res #1644 was approved by vote of four (4) Ayes and three (3) Absent.

Res. #1645 – THREE (3) YEAR NATURAL GAS CONTRACT WITH SUPPLIER WOODRUFF ENERGY - Upon a motion by Commissioner Gonzalez, seconded by Commissioner Lesinski, Res. #1645 was approved by a vote of four (4) Ayes and three (3) Ayes.

Res. #1646 – RATE REDUCTION INCENTIVE (RRI) FOR 2022 BUDGET SUBMISSION – Upon a motion by Commissioner Gonzalez, seconded by Commissioner Lesinski, Res #1646 was approved by a vote of four (4) Ayes and three (3) Ayes.

Res. #1647 – APPROVAL OF DESIGNATION OF DEVELOPER IN CONNECTION WITH REQUEST FOR QUALIFICATIONS FOR REDEVELOPMENT PARTNERS FOR THE FAMILY SITE, RAHWAY HOUSING AUTHORITY, RAHWAY, NJ - Executor Director Maier, stated RHA conducted a competitive search and review of proposals responding to the RFQ. The City has requested to review all nine (9) RFQ's, which have delivered on September 2, 2021. Executor Director Maier further reviewed the comments made by referrals on the RFQ's in detail as per the request of Commissioner Thomas-Petit. After, a long discussion on Res. #1647, - Upon Motion by Thomas-Petit, seconded by Commissioner Gonzalez, Res. #1647 was tabled until the October Board Meeting by a vote of four (4) Ayes and three (3) Absent.

Res. #1648 – AUTHORIZATION FOR THE EXECUTIVE DIRECTOR TO EXECUTE THE “CONSENT TO ASSIGNMENT OF HAP CONTRACT AS SECURITY” AND ASSIGNMENT AND ASSUMPTION AGREEMENT HOUSING ASSISTANCE PAYMENTS CONTRACT (PROJECT BASED VOUCHER PROGRAM) WITH ELIZABETH TOWERS TG URBAN RENEWAL, LLC - Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas-Petit, Res. #1648 was approved by a vote of four (4) Ayes and three (3) Absent.

Under Financial Matters, Mr. Ciarrocca state he finished the fiscal year and RHA had a great year.

There being no Legal Business; 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, Chairman Pekarfoski glad everyone is safe.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 9:08 pm, by unanimous consent.

Respectfully submitted,


Gail Ansley, Recording Secretary