

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD JUNE 9, 2022 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. Vice Chairman Simon stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

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

Approval of Minutes:

Executive Director requested that the April minutes be carried to the September meeting.

Director's Report: Ms. Wenson Maier

Ms. Wenson Maier reported the following:

Submitted documents to Rahway Police Department regarding tenant Thomas Pintozzi.

RHA is preparing for REAC while also requesting a waiver.

Met with our new HUD Newark representative Jennifer Smolkowski.

Met with Rahway Water Company to discuss supply to Capo for sprinkler system.

The new housing attorney started and is doing a great job.

Attended two meetings regarding HOME funds for the redevelopment project.

Attended bi-weekly redevelopment meetings.

Attended training for EIV.

Scheduled LIHTC two day course for June 14 & 15.

Scheduled meeting with Dave Ciarrocca, Lisa Petrosky and Stu Portney to discuss financial projections of RHA.

Recalculated FMR for Section 8.

Installed property corners at Kennedy and are damaged fence.

Designed new logo for Rahway Housing.

Kelli not returning, so Gail is coming in and training Gia.

Requested additional insurance funds \$111,569.97 from Selective Flood Insurance, and \$862,832.90 from Property Insurance. Receiving \$606,767.00 from Property Insurance.

Everyone on staff has taken on additional work. In 6 months there will be a review of RHA's financial situation to determine wage increases. I have taken over the weekly meeting with admin. staff, daily meeting with Maintenance Staff, preparation of Agenda, Resolutions, and Minutes, and following up with the housing attorney.

Bills List:

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

Resolutions:

Vice Chairman Simon requested a mover and seconder for – **RESOLUTION NO. 1668** – Approval of REVISION OF THE 2022 FAIR MARKET RENT (FMR) TO UPDATE THE 2022 FMR AT THE 40TH PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE FOUR MONTH PERIOD STARTING JUNE 1, 2022 TO SEPTEMBER 30, 2022. Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, 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. 1669** – APPROVING 2022 OPERATING BUDGET CALCULATION (STATE OF NEW JERSEY) Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, 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. 1670** – Approval to AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR ACCOUNTING SERVICES FOR THE 2022 – 2023 FISCAL YEAR 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. 1671** – Approval to AWARD CONTRACT TO POLCARI & CO. FOR THE AUTHORITY'S ANNUAL AUDIT FOR THE FISCAL YEAR ENDING JUNE 30, 2022 Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, 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. 1672** – Approval to WRITE-OFF ACCOUNTS RECEIVABLE FOR PRIOR TENANTS WHO CEASED TENANCY WITH AMOUNTS STILL DUE Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, 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. 1673**
– Approval to AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD COMMENCING JULY 1, 2022 AND TERMINATING JUNE 30, 2023 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 for – **RESOLUTION NO. 1674**
– Approval to RATIFY THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY HOUSING AUTHORITY’S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023. Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, 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. 1675**
– Approval of SALARY INCREASES EFFECTIVE JULY 1, 2022. Upon a motion by Commissioner Lesinski, seconded by Commissioner Gonzalez, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Public Comment:

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

Financial Matters:

Mr. Ciarrocca stated that report balance is positive.

Legal Matters:

McNally & Bellino is waiting for individuals who may claim an interest in the property. As defendants respond (if they do) they will add individuals identified.

Old Business:

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

New Business:

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

Chairperson’s Comments:

Vice Chairperson Simon thanked the Board for their patience with his running of the meeting with Chairperson Pekarofski absent.

Adjournement:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Lesinski, Seconded by Commissioner Gonzalez, the meeting was adjourned at 8:30 pm, by unanimous consent.

Respectfully submitted,

Jennifer Wenson Maier
Recording Secretary