

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD SEPTEMBER 15, 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. Chairman Pekarofski stated that adequate meeting notice requirements, as prescribed by NJ Sunshine Law, had been met.

Roll Call:

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

Approval of Minutes:

Chairman Pekarofski presented the minutes of the April 14, 2022 and June 9, 2022 meetings. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Director's Report: Ms. Wenson Maier

Ms. Wenson Maier reported the following:

Met with the Police Director and the Chief of Police to discuss keeping Rahway safe together.

Addressing some criminal behavior and moving to evict some tenants.

Police have decided to not go any further with tenant accusing Housing Authority staff of theft. Tenant called HUD Newark and was directed back to the Police Department.

Completed Mel Jif Insurance annual information. Met all 3 tiers of cyber security requirements to qualify for insurance cost reduction. Including a Cyber Security Policy.

Submitted 5 year and annual budget.

Participated in cyber security training.

Had two meetings with the County regarding HOME funds.

Submitted request for Shortfall funding and received an additional \$150,000 for the operating fund.

RHA was provided 4 additional Section 8 vouchers.

Submitted 4th Quarter report to the County for the Case Elevator project.

Two members of the Maintenance staff participated in PHA Web training to start doing inspections with an I-pad at each tenant recert.

Our capital budget items for this year will include the Case Elevator upgrade \$254,071, Payment to All Risk for flood repair in the amount of \$80,000, Intercom improvements at Schaffhauser and Case apartments \$30,000, Sewer repair at Kennedy \$10,000, Interior dwelling repair at all buildings \$40,000, Sprinkler repair at Case \$10,000, Camera upgrades and monitoring equipment for the police \$30,000, Possible moving costs to allow for the future demolition \$20,000 = \$474,071.

RHA also has a balance of \$250,000 in flood repair that we are discussing with the insurance company next week. If it is not covered we will have to suspend the Elevator work till 2023 and apply for another CDBG grant to supplement the funding.

Bills List:

Vice Chairman Simon requested that the bills list (incurred in August) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the bills were approved for payment by a vote of four (4) Ayes and three (3) Absent.

Resolutions:

Chairman Pekarofski requested a mover and seconder for – **RESOLUTION NO. 1676 - APPROVAL OF THE 2023 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 12 MONTH PERIOD STARTING OCTOBER 1, 2022 TO SEPTEMBER 30, 2023.** Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of four (4) Ayes and three (3) Absent.

Chairman Pekarofski requested a mover and seconder for – **RESOLUTION NO. 1677 - APPROVING 2022 OPERATING BUDGET CALCULATION (STATE OF NEW JERSEY)**

Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of four (4) Ayes and three (3) Absent.

Public Comment:

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

Financial Matters:

Mr. Ciarrocca described the new FAST system and the issues with getting the Capital Fund approved by HUD Newark and HUD Federal.

Legal Matters:

McNally & Bellino has published against all unknown heirs and absent an answer being filed, they will be able to enter default against them after October 13, 2022. There is only one heir they have been unable to serve - Amanda Buch. They have recently located an

address for her and service was sent on Monday, September 12, 2022. They will then be able to enter judgment against her after October 22, 2022. While they would normally wait until all parties have been defaulted before filing for final judgment the Court, is pressing us to file as to all defaulted parties by October 2, 2022. They have written to the Judge and requested that they be permitted to hold off filing for final judgment until all parties have been defaulted, but that request, inexplicably, was denied. The Court's directive, unfortunately, may require us to file three separate motions for final judgment depending upon when defaults can be entered. While most of the work will be accomplished with the first motion for final judgment, they will still incur the filing fees \$50.00 for each application. While they do not understand the Judge's rationale they are left with no choice otherwise they would subject Rahway to dismissals of the defaulted defendants for lack of prosecution. The dismissals would be without prejudice and subject to reinstatement, but they cannot risk that reinstatement will be denied.

Old Business:

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

New Business:

Brendan Cardella-Koll presented the Master Developers Agreement to the Board. A few questions were addressed. One item is still in discussion with the City of Rahway. Once that item is resolved the Master Developers Agreement can be voted on at either a special meeting or at the October 13th meeting.

Chairperson's Comments:

Chairperson Pekarofski said that he hoped everyone had a pleasant summer. He thanked everyone for attending the meeting.

Adjournment:

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

Respectfully submitted,

Jennifer Wenson Maier
Recording Secretary