

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD DECEMBER 8, 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, Simon and Thomas answered present. Chairman Gonzalez, and Thomas-Petit were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the November 10, 2022 meeting. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Director's Report: Ms. Wenson Maier

In Service Day was held on Veterans Day with training in Cyber Security, Dealing with Seniors who have experienced trauma, distributed PPE, Civil Rights, Reasonable Accommodation, No tolerance, MEL Employee Safety Orientation, and REAC. PPE was distributed to Maintenance Staff.

Meetings have been occurring with the City of Rahway regarding the use of the developer fee and how the housing authority will maintain itself financially in the future.

With assistance from Newark HUD RHA modified some Unit Status's in PIC to reflect units that are now used by tenants or employees.

Director met with the developer regarding HOME documents that need to be submitted to the County.

RHA had Master Developers Agreement status meetings regarding HOME funds with the Cou

Submitted 1st quarter CDBG grant report for the elevator at Case.

Director submitted CDBG grant request for 4 handicapped accessible bathrooms at Schaffhauser.

Staff sent out letters regarding non-payment of rent.

Bills List:

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

Resolutions:

Chairman Pekarofski requested a mover and seconder for Resolution No. **1681** - EXECUTIVE DIRECTOR TO CARRY OVER UNUSED VACATION TIME INTO 2023. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. **1682** - RESOLUTION APPOINTING FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) FOR FUND YEAR 2023. Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. **1683** - SALARY INCREASES. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. **1684** - AWARD CONTRACT TO SLADE INDUSTRIES FOR CDBG PROGRAM YEAR 48 ELEVATOR REHABILITATION AT 337 WEST MILTON AVENUE. Upon a motion by Commissioner Simon seconded by Commissioner Lesinski, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. **1685** – APPROVAL TO SUBMIT THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 49 APPLICATION FOR SCHAFFHAUSER H/C ACCESSIBLE BATHROOMS. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, 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:

David Ciarrocca stated that the financial report was favorable.

Legal Matters:

Ed Testino reported that another quiet title motion by McNally & Bellino .

Old Business:

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

New Business:

Chairman Pekarofski turned the meeting over to the Executive Director to chair the election proceedings for Chairman and Vice Chairman.

Executive Director asked for nominations from the floor for Chair. Commissioner Simon made a motion to elect Chairman Pekarofski for Chairman, seconded by Commissioner Ragan. The motion was approved by a vote of five (5) Ayes and two (2) Absent.

Executive Director asked for nominations from the floor for Vice Chairman. Commissioner Ragan made a motion to elect Chairman Simon for Vice Chairman, seconded by Commissioner Lesinski. The motion was approved by a vote of five (5) Ayes and two (2) Absent.

Chairperson's Comments:

Chairperson Pekarofski thanked everyone for attending the meeting and wished everyone Happy Holidays.

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
Executive Director/Recording Secretary