

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD FEBRUARY 10, 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, with Commissioners Gonzalez arriving later. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the January 13, 2022 meeting. 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 requested her report to be postponed till New Business.

Financial Matters:

Mr. Ciarrocca stated that report balance is positive. The State of NJ is late with information needed by Accountants and Auditors.

Legal Matters:

Mr. Testino stated that the tenancy courts are still backed up due to Covid and that he will report more on the status of the Family Site title issue as soon as McNally has provided more information.

Bills List:

Chairman Pekarofski requested that the bills list (incurred in January) 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.

At this time Commissioner Gonzalez arrived.

Public Comment:

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.

New Business:

Ms. Wenson Maier presented the Agency Plan and the Five Year Plan which is attached to the minutes. No members of the public were available for comment.

Chairperson's Comments:

None

Adjournement:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Lesinski, Seconded by Commissioner Ragan, the meeting was adjourned at 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Wenson Maier', written in a cursive style.

Jennifer Wenson Maier
Recording Secretary

MINUTES OF THE REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD MARCH 10, 2022 AT

165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY VIA PUBLIC & ZOOM

The meeting was called to order at 7:31 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 Pekarofski, Ragan, Simon and Thomas-Petite answered present, with Commissioners, Gonzalez, Lesinski and Thomas absent. Also in attendance were Attorney Testino, and Accountant Ciarrocca.

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

Chairman Pekarofski requested that the February bills (incurred in January) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petite, the bills were approved for payment by a vote of four (4) Ayes and three (3) Absent.

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

Res. #1661 – APPROVAL TO HIRE NW FINANCIAL GROUP, LLC FOR RAD FINANCIAL CONSULTING SERVICES FOR THE PERIOD COMMENCING APRIL 1, 2022 AND TERMINATING MARCH 31, 2023 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE – Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon. Executor Director Ms. Wenson Maier stated she reviewed all the proposals submitted and NW Financial Group, LLC is the best qualified for this project. Res. #1661 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. # 1662 – APPROVAL TO HIRE THE METRO COMPANY, LLC FOR RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES FOR THE PERIOD COMMENCING APRIL 1, 2022 AND TERMINATING MARCH 31, 2023 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE – Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit. Executor Director Ms. Wenson Maier stated she reviewed the two (2) proposals submitted and The Metro Company, LLC is best qualified for this project. Res. #1662 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. # 1663 – APPROVAL TO HIRE NIXON PEABODY LLP FOR RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING FOR THE PERIOD COMMENCING APRIL 1, 2022 AND TERMINATED MARCH 31, 2023 TO ASSIST WITH REDEVELOPMENT OF THE FAMILY SITE – Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit. Executor Director Ms. Wenson Maier stated that Nixon Peabody LLP was the only proposal submitted and has been working with RHA for the last two (2) years. Res. # 1663 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. # 1664 - APPROVAL TO REVISE PERSONNEL POLICY REGARDING RETIREE HEALTH BENEFITS - Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, Res. # 1664 was approved by a vote of four (4) Ayes and three (3) Absent.

There being no members from the public, this portion of the meeting was closed.

Under Financial Matters, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca contacted the Auditors; RHA should receive a draft of the audit within a few weeks. Mr. Ciarrocca further stated he will begin to work on the new budget in April.

Under Legal Matters, Mr. Testino gave an update on the process of the Title Search. Mr. Testino further stated the courts are now open with no masks requirement. Lastly, Mr. Testino mention that RHA's In-House Counsel, Lisa Richardson will be leaving as she accepted a new position as an Executor Director at Red Bank Housing Authority. Mr. Testino will be filling in for her as needed until RHA files her position.

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 Chairperson Comments, Commissioner Pekarofski thanked everyone that took time to be a part of the meeting.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:58 pm, by unanimous consent.

Respectfully submitted,

Gail Ansley, Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD APRIL 14, 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. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the March 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

Ms. Wenson Maier reported the following:

Gail Ansley has retired from the Rahway Housing Authority, however, she is still offering support to current staff

Lisa Hendricks Richardson resigned to take a position as Executive Director of the Red Bank Housing Authority. The new Landlord/Tenant in House Council will be Marjory Avant from Kearny who was recommended by Lisa.

All IDA related expenses were sent to the Flood and Property Insurance Companies

A draft memorandum of agreement was forwarded to developer. Comments were received and were forwarded to Metro, NW Financial and Nixon Peabody.

RHA is contracting with a company to camera the sewer lines at the family site. All manholes were uncovered and their locations are being added to the site plan.

All new refrigerators were installed at the first floor of the Kennedy buildings.

RHA attended the County CDBG meeting to thank the County for their financial support.

Financial Disclosure Statements will be sent by the Rahway City Clerk next week.

RHA will be meeting next week with Michael Wilson from Veolia regarding water capacity for fire hydrants.

RHA forwarded their recommendations for the unit breakdown of the first and second redevelopment phase for the Family Site.

RHA received an email from William Davis of Petit Davis Funeral Home offering the 1,800 sq. ft. property behind their garage for the amount of \$31,000. We are checking on the requirements for rezoning the property and are awaiting our capital fund amounts for 2022.

Bills List:

Chairman Pekarofski requested that the bills list (incurred in March) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, 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. 1665 – Resolution authorizing adoption of a 5-Year Plan & Annual Plan. 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. 1666 – Approval of Rahway Housing Authority’s FY 2022 Capital Fund Program. 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. 1667 – Approval of Revised ACOP (Admission and Continued Occupancy Policy). 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.

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:

Mr. Testino stated that McNally & Bellino has recently identified/ located other individuals who may claim an interest in the property. They have amended the complaint to include these individuals before sending out for service. They have now identified 33 defendants. Once filed they will begin service. With the service of the complaint, they intend to include a questionnaire. The questionnaire inquires as to other individuals who may have an interest in the Property. As defendants respond (if they do) they will add individuals identified. They believe the questionnaire is necessary to establish to the

Court that they have undertaken due diligence to identify all individuals who may have an interest in the Property.

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:

Chairperson Pekarofski wished everyone a Happy Easter.

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 8:00 pm, by unanimous consent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JW Maier', written in a cursive style.

Jennifer Wenson Maier
Recording Secretary

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,

A handwritten signature in black ink, appearing to read 'J. Wenson Maier', written in a cursive style.

Jennifer Wenson Maier
Recording Secretary

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

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD OCTOBER 13, 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, Thomas and Thomas-Petit answered present. Chairman Gonzalez was absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the September 15, 2022 meeting. Upon a motion by Commissioner Simon, seconded by Commissioner Ragan, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Director's Report: Ms. Wenson Maier

Ms. Wenson Maier gave a brief report regarding additional Shortfall Funding in the amount of \$153,000 that the Housing Authority is receiving.

RAD Attorney, Brendan Cardella-Koll report on the Master Development Agreement.

Bills List:

Vice Chairman Simon requested that the bills list (incurred in September) be presented for payment. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

Resolutions:

No resolutions were presented.

Public Comment:

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

Financial Matters:

Jennifer Maier stated that while the financial report was unfavorable, it was because the ability to draw down the FY 2022 funds was delayed. Now that the funds have been drawn down the financial report will improve for next months meeting.

Legal Matters:

McNally & Bellino requested that notices be posted on the two apartments located at the Family Site on the property whose title is being sought. Jennifer met with the person who posted the apartments at the site.

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 regarding the use of the City's financial contribution to the project. Once that item is resolved the Master Developers Agreement can be voted on at either a special meeting or at the November 10th meeting.

Chairperson's Comments:

Chairperson Pekarofski thanked everyone for attending the meeting.

Adjournment:

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 8:30 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier
Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD NOVEMBER 10, 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 October 13, 2022 meeting. Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Director's Report: Ms. Wenson Maier

Ms. Wenson Maier gave a brief report regarding pursuit of late payments, evictions, RAD status, cybersecurity training, electrical meter upgrades, In-Service Day training schedule, Case Elevator bid, and air monitoring.

Bills List:

Vice Chairman Simon requested that the bills list (incurred in October) 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. 1678 – RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) FROM JANUARY 1, 2023 TO DECEMBER 31, 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. 1679 – AGREEMENT TO RENEW MEMBERSHIP IN THE NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND FROM JANUARY 1, 2023 TO DECEMBER 31, 2025. Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, 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. 1680 – RESOLUTION TO INCREASE EMPLOYEE HEALTH BENEFIT CONTRIBUTION TO THE STATE HEALTH BENEFITS PLAN YEAR 3 PERCENTAGES ON JANUARY 1, 2023, AND YEAR 4 PERCENTAGES ON JANUARY 1, 2024 FOR CERTAIN EMPLOYEES WHO ARE AT YEAR 2 PERCENTAGES CURRENTLY. 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:

David Ciarrocca stated that while the financial report was unfavorable, it was because the ability to draw down the FY 2022 funds was delayed. Now that the funds have been drawn down the financial report will improve.

Legal Matters:

No report.

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:

Chairperson Pekarofski thanked everyone for attending the meeting.

Adjournment:

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 8:30 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier
Executive Director/Recording Secretary

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