

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD FEBRUARY 9, 2023 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 December, 8, 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

Held pre-construction meeting with Slade Elevator and County CDBG

Attended security camera presentation with Rahway Police and Merck

Negotiated CD's for a better rate at Columbia Bank from .39% up to 4% for 18 months with two more coming due this month on the 21st

Met with Comcast to discuss internet for the family site

Submitted Shortfall Budget and requested release

Requested additional HOME funds from the County for the Family Site project

Going to issue advertisement and RFP requests for RAD consultants

Met with Newark HUD representative Jennifer Smokowski

Prepared Annual and 5 year Budget and legal ad

Submitted grant request for a 30'x30' pavilion for the Family Site

Bills List:

Vice Chairman Simon requested that the bills list (incurred in January) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, 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. **1686** – Approval to submit the Union County Covid 19 Grant Application for the Family Site Pavilion. 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.

Director Maier presented the 2023/2024 Agency Plan and 5 Year Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. Attorney Ed Testino put on the record that a legal ad was placed stating that the public hearing would be held on February 9, 2023 at 7:30 at the Authority's Office at 165 E. Grand Avenue.

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 unfavorable due to Hurricane Ida and monies spent on the redevelopment of the Family Site. The Shortfall Funds will help with this situation when they are released.

Legal Matters:

Ed Testino reported that clear title was obtained by McNally & Bellino for the parcel at the Family Site.

Old Business:

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

New Business:

Director Maier explained that the project for the redevelopment of the Family Site would not go forward without additional funds from the County and the City. She will be attending a meeting with the City Administrator on Monday, February 13, 2023.

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 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