

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD APRIL 13, 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 Brooks, Lesinski, Pekarofski, Simon and Thomas Petit answered present. Chairman Gonzalez and Thomas were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

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

Director's Report: Ms. Wenson Maier

RHA is preparing for REAC inspection of senior buildings. Revised original HOME application was submitted. Second HOME application being prepared.

Bills List:

Vice Chairman Simon requested that the bills list (incurred in March) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas-Petit, 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. 1690** – Resolution authorizing adoption of a 5-Year Plan, Annual Plan, and FY2023 Capital Fund Program. Upon a motion by Commissioner Thomas-Petit, 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. 1691** – Ratify approval for Executive Director to submit the Union County Covid 19 grant application for the family site pavilion. Ratifying due to change in Commissioners. (Previously Resolution No. 1686). Upon a motion by Commissioner Thomas-Petit, 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. 1692** – Approval to hire NW FINANCIAL GROUP, LLC for RAD FINANCIAL CONSULTING SERVICES for the period commencing April 1, 2023 and terminating March 31, 2024 to assist with redevelopment of The Family Site. Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, 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. 1693** – Approval to hire THE METRO COMPANY, LLC for RAD HOUSING, REDEVELOPMENT & FINANCIAL ADVISING SERVICES for the period commencing April 1,2023 and terminating March 31, 2024 to assist with redevelopment of The Family Site. Upon a motion by Commissioner Pekarofski, seconded by Commissioner Thomas-Petit, 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. 1694** Approval to hire NIXON PEABODY LLP for RAD ATTORNEY FOR HUD REGULATORY ADVICE FOR RAD CONVERSION & PHA REPOSITIONING for the period commencing April 1, 2023 and terminating March 31, 2024 to assist with redevelopment of The Family Site. Upon a motion by Commissioner Lesinski, seconded by Commissioner Pekarofski, 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. 1695** – APPROVING 5 YEAR CONTRACT OF EMPLOYMENT FOR THE EXECUTIVE DIRECTOR for the period of May 1, 2023 to April 30, 2028. Upon a motion by Commissioner Lesinski, seconded by Commissioner Thomas-Petit, 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. 1696** – Approval to hire Robert Gomolka as Working Maintenance Supervisor as of May 1, 2023. Upon a motion by Commissioner Thomas-Petit, 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:

David Ciarrocca stated that the financial report will improve after the second payment of Shortfall Funds to the Housing Authority.

Legal Matters:

Ed Testino reported that he would prepare a contract with Ms. Wenson Maier for a May 1, 2023 signing.

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 Simon thanked everyone for attending the meeting.

Adjournment:

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

Respectfully submitted,

Jennifer Wenson Maier
Executive Director/Recording Secretary