

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD JUNE 8, 2023 AT  
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

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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, Gonzalez, Lesinski, Pekarofski, Simon and Thomas answered present. Commissioner Thomas-Petit was absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

**Approval of Minutes:**

Chairman Pekarofski presented the minutes of the May 11, 2023 meeting. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

**Director's Report:** Ms. Wenson Maier

Waiting for HOME Funds decision for the redevelopment of the Family Site. Interview scheduled with the County on July 12

Advertised and received RFP for professionals

Chased HUD for funding

Submitted voucher for \$40,000 to get reimbursed for the elevator cab interiors at Case

Signed up the staff for Excel classes

Followed up regarding insurance coverage for IDA

Received a grant for H/C bathroom renovations at Schaffhauser \$30,000

Turned over a number of units

Sent offer letters to some seniors on the wait list

Following up on Notices to Cease and Notices to Quit

Gia Salinas and Rodney Cabezas are attending HUD training this week. HUD came and inspected the senior buildings. RHA rolled over a CD in the amount of \$44,550.68 and increased the interest rates from .25% to 4%. The City of Rahway passed a resolution

supporting Phase I of the LIHTC project. Robert Gomolka has started in his position as Working Supervisor and is doing an excellent job.

**Bills List:**

Chairman Pekarofski requested that the bills list (incurred in April) 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:**

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1699** – 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 Simon, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1700** – Approval to AWARD CONTRACT TO DAVID CIARROCCA, C.P.A. FOR ACCOUNTING SERVICES FOR THE 2023 – 2024 FISCAL YEAR Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1701** – Approval to AWARD CONTRACT TO POLCARI & CO. FOR THE AUTHORITY’S ANNUAL AUDIT FOR THE FISCAL YEAR ENDING JUNE 30, 2023 Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1702** – Approval to AWARD CONTRACT TO EDWARD TESTINO, ATTORNEY AT LAW FOR GENERAL COUNSEL FOR A 12 MONTH PERIOD COMMENCING JULY 1, 2023 AND TERMINATING JUNE 30, 2024 Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1703** – Approval to ADOPT ANNUAL BUDGET AND CAPITAL BUDGET/PROGRAM FOR FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024 Upon a motion by Commissioner Simon, seconded by Commissioner Lesinski, the resolution was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1704** – Approval to SUBMIT EMERGENCY SAFETY AND SECURITY GRANT (ESSG) GRANT APPLICATION TO HUD Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the resolution was approved by a vote of six (6) Ayes and one (1) 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 as RHA is beginning to receive the funds for FY 2023.

**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.

**Chairman Comments:**

Chairman 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