

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF RAHWAY, HELD OCTOBER 12, 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, Thomas and Thomas-Petit answered present. Also in attendance were Attorney Testino and Accountant Ciarrocca.

**Approval of Minutes:**

Chairman Pekarofski requested a mover and seconder for approval of minutes of July 6<sup>th</sup>, and Amended July 27<sup>th</sup>. Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon, the minutes were approved by a vote of seven (7) Ayes.

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

Rodney and Gianella were trained and gained expanded access to the PIC system.

Recovery plan was completed by renaming vacant units as demo/dispo and renovating vacant units for occupancy.

In process of resolving infestation issue by relocating tenants temporarily to new units.

The CDBG Pavilion grant for the Family Site was closed out and RHA was reimbursed.

RHA received the voucher for \$30,000 in CDBG funds for rehabilitating the handicapped units at Schaffhauser.

Elevator cab work to start at Case.

Late fee notices were sent out by staff. Attorney following up with legal action.

We are handling two court issues regarding tenants at case with mental health issues.

RHA is training staff on new Inspire inspection system on Monday.

Diana, Gianella and Rodney attended Public Housing Management training.

Gianella attended HOTMA training which changes how we review income changes. We can lower rents due to a reduction in tenant income but can't increase rent during the year due to increases in tenant income.

JWM

Minutes October 12, 2023

Martha Villagran, our new bookkeeper is working out well and Dave is training her.

eLOCCS access was finally restored and RHA was able to draw down funds.

The last CD is maturing and we will be doing an 18 month at a higher rate.

**Bills List:**

Chairman Pekarofski requested a mover and seconder for the bills list for July, August and Beginning of October. Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon, the Bills Lists were approved by a vote of seven (7) Ayes.

**Resolutions:**

Chairman Pekarofski requested a mover and seconder to memorialize **RESOLUTION NO. 1708** – APPROVAL OF THE 2024 FAIR MARKET RENT (FMR) TO UPDATE THE 2023 FMR AT THE 40<sup>TH</sup> PERCENTILE AS PAYMENT STANDARD FOR THE SECTION 8 RENT SUBSIDY PROGRAM FOR THE TWELVE MONTH PERIOD STARTING OCTOBER 1, 2023 TO SEPTEMBER 30, 2024. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved by a vote of SEVEN (7) Ayes.

**Public Comment:**

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

**Financial Matters:** Mr. Ciarrocca discussed the fact that RHA's new Bookkeeper is working out well, RHA is beginning to draw down funds from eLOCCS, and he is preparing the 3 month financial report

**Legal Matters:** Mr. Testino discussed the fact that the RAD title work is complete.

**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