

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.

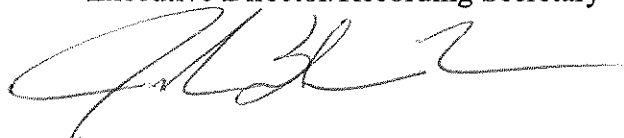
Chairperson's Comments:

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



MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD MARCH 2, 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, Gonzalez and Simon answered present. Chairman 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 February 9, 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

Discussed the need for the City of Rahway to submit to Union County for additional HOME Funds in order to make the RAD project feasible. The necessary component of that application is to have a signed Memorandum of Understanding which is one of the resolutions being presented. The other resolution protects the Housing Authority financially so that if the City of Rahway is unsuccessful in its request, the developer cannot pursue the Housing Authority for reimbursement of funds expended.

Bills List:

Vice Chairman Simon requested that the bills list (incurred in February) 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. 1687 – APPROVAL FOR EXECUTIVE DIRECTOR TO SIGN LETTER FROM THE ALPERT GROUP, WHICH PROTECTS THE RAHWAY HOUSING AUTHORITY FROM FINANCIAL LIABILITY FOR COSTS INCURRED BY THE DEVELOPER WHILE AWAITING DECISION FROM UNION COUNTY FOR ADDITIONAL HOME FUNDS.** 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. 1688 – APPROVAL FOR EXECUTIVE DIRECTOR TO SIGN MOU FOR THE REDEVELOPMENT OF GLENDENNING HOMES**. 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. 1689 – ACCEPT MODIFICATION TO THE ACOP REGARDING 51.B. DETERMINING UNIT SIZE TO INCLUDE:**

Females should be sharing rooms with other females.

Males should be sharing rooms with other males.

Two children of the same sex should not be sharing a room after one of the children becomes 18 years old.

Females or males over the age of 18 should be sharing a room with another non-custodial adult of the same sex over 18.

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:

David Ciarrocca stated that the financial report was more favorable due to the Shortfall Funds of which the Housing Authority has received the first payment.

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:

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

Chairperson's Comments:

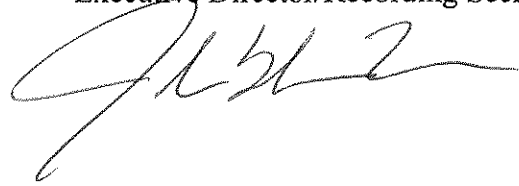
Chairperson Pekarofski thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by

Commissioner 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

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

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.

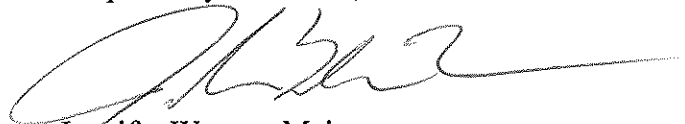
Chairperson's Comments:

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

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD MAY 11, 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. Commissioner Gonzalez was absent, and Commissioner Thomas arrived just prior to the vote for Resolution 1698. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the April 13, 2023 meeting. Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit, the minutes were approved by a vote of five (5) Ayes and two (2) Absent.

Director's Report: Ms. Wenson Maier

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 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. 1697 – RATIFYING THE LATE INTRODUCTION AND SUBMISSION OF RAHWAY HOUSING AUTHORITY'S ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024.**

Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon, the resolution was approved by a vote of five (5) Ayes and two (2) Absent.

JWM

Minutes May 11, 2023

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1698 - APPROVING THE ANNUAL BUDGET, INCLUDING ALL RELATED SCHEDULES AND THE CAPITAL BUDGET/PROGRAM OF THE RAHWAY HOUSING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024**. Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit, 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 after RHA receives the funds for FY 2023.

Legal Matters:

Ed Testino reported that he prepares a contract with Ms. Wenson Maier for a May 1, 2023 signing. Chairman Pekarofski and Vice Chairman Simon signed the document, and staff notarized it.

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.

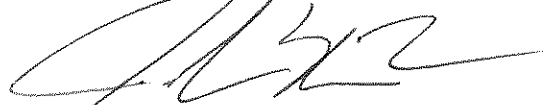
Chairman Comments:

Chairman Pekarofski thanked everyone for attending the meeting.

Adjournment:

There being no further business before the Board of Commissioners, upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit, the meeting was adjourned at 8:30 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
Executive Director/Recording Secretary

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

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

JWM

Minutes June 8, 2023

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

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD JULY 6, 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, Gonzalez, Pekarofski, Simon, Lesinski and Thomas-Petit answered present. Commissioner Thomas was absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski presented the minutes of the June 8, 2023 meeting. Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the minutes were approved by a vote of six (6) Ayes and one (1) Absent.

Director's Report: Ms. Wenson Maier – Personnel issue to be discussed

Bills List:

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

Closed Session Regarding Personnel Matter:

Chairman Pekarofski requested a motion to go into closed session. Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon, the motion was approved by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a motion to come out of closed session. Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon, the motion was approved by a vote of six (6) Ayes and one (1) Absent.

Resolutions:

Chairman Pekarofski requested a mover and seconder for **RESOLUTION NO. 1705** – APPROVING THE TERMINATION OF EMPLOYMENT OF DAVID MACQUIRK. Upon a motion by Commissioner Thomas Petit, 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. 1706** – APPROVING THE TERMINATION OF EMPLOYMENT OF JANET MACQUIRK. Upon a motion by Commissioner Thomas Petit, seconded by Commissioner Simon, 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: No report.

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 Simon, seconded by Commissioner Thomas-Petit, 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 JULY 27, 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, Gonzalez, Pekarofski, Simon, Lesinski and Thomas answered present. Commissioner Thomas-Petit was absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

No minutes were presented for approval.

Director's Report: Ms. Wenson Maier – Personnel issue to be discussed

Bills List:

No bills list was presented.

Resolutions:

Chairman Pekarofski requested a mover and seconder to memorialize **RESOLUTION NO. 1705** – APPROVING THE TERMINATION OF EMPLOYMENT OF DAVID MACQUIRK. 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 to memorialize **RESOLUTION NO. 1706** – APPROVING THE TERMINATION OF EMPLOYMENT OF JANET MACQUIRK. 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. 1707** – APPROVAL TO HIRE POLCARI AND CO. TO AUDIT BOOKKEEPPERS OFFICE AT A MAXIMUM TO EXCEED AMOUNT OF \$20,000. 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.

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 access to eLOCCS was currently blocked due to the removal of the bookkeeper from the system.

Legal Matters: Mr. Testino discussed the importance of the audit.

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 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 OCTOBER 12, 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, 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 6th, and Amended July 27th. 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 40TH 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.

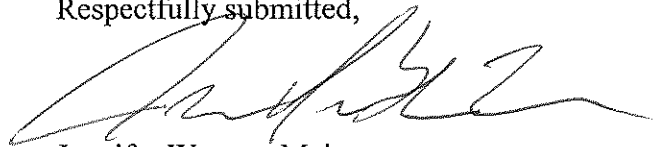
Chairman Comments:

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,

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

Jennifer Wenson Maier
Executive Director/Recording Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD OCTOBER 23, 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, and Simon answered present. Commissioners Gonzalez, Thomas and Thomas-Petit were absent. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of October 12th. 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

Regarding Resolution 1709, the original Master Developers Agreement provided options for distribution of profits from the redevelopment of the Family Site. Due to the limited budget for the project, there is a need for the Rahway Housing Authority to be compensated with the 50/50 split of the profits, rather than an upfront lease payment. There is also a need for documents related to the project to be executed by the Executive Director. Resolution represents a request for approval for the Executive Director to be permitted to execute documents that have already been agreed to in the Master Developers Agreement without Board approval, with the exception of final closing documents. This resolution combines both items.

Bills List: None

Resolutions:

Chairman Pekarofski requested a mover and seconder to memorialize **RESOLUTION NO. 1709 – AUTHORITY TO EXECUTE DOCUMENTS AND IMPLEMENT PROVISIONS OF THE MASTER DEVELOPMENT AGREEMENT IN CONNECTION WITH THE RAD CONVERSION AND REDEVELOPMENT OF GLENDENNING HOMES, RAHWAY HOUSING AUTHORITY, RAHWAY, N.J.** 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: RHA drew down funds from eLOCCS. The financial report will be ready for the November meeting.

Legal Matters: Mr. Testino discussed Resolution 1709.

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.

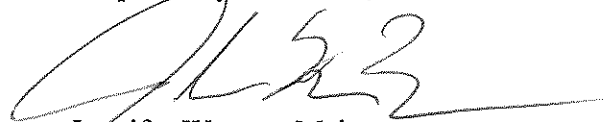
Chairman Comments:

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

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD NOVEMBER 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 Brooks, Gonzalez, Pekarofski, and Simon answered present. Commissioners Thomas and Thomas-Petit were absent. Commissioner Lesinski arrived late. Also in attendance were Attorney Testino and Accountant Ciarrocca.

Approval of Minutes:

Chairman Pekarofski requested a mover and seconder for approval of minutes of October 23rd. Upon a motion by Commissioner Simon, seconded by Commissioner Brooks, the minutes were approved by a vote of four (4) Ayes and three (3) Absent.

Director's Report: Ms. Wenson Maier

The reason for Resolution #1710 is that two employees requested to be compensated for a health benefits waiver. This represents a savings for the Housing Authority. Instead of paying a family plan at approximately \$32,000, RHA will compensate the employee in the amount of \$5,000, as it is less than 25% of the Housing Authority annual contribution per the resolution.

Resolution #1711 Designation of a Public Agency Compliance Officer is required every year by the State of NJ.

Bills List: None

Resolutions:

Chairman Pekarofski requested a mover and seconder to memorialize **RESOLUTION NO. 1710 – EMPLOYEE HEALTH BENEFIT WAIVER PURSUANT TO LOCAL FINANCE NOTICE 2016**. Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, the resolution was approved by a vote of four (4) Ayes and three (3) Absent.

Chairman Pekarofski requested a mover and seconder to memorialize **RESOLUTION NO. 1711 - RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.)**. Upon a motion by Commissioner Simon, seconded by Commissioner Gonzalez, 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.

Commissioner Lesinski joined the meeting.

Financial Matters: Dave will continue to train Martha Villagran for the Bookkeeper position. She is working out well. All work papers were sent to the Auditor. RHA drew down funds from eLOCCS. He is working on accessing the Shortfall Funds.

Legal Matters: Mr. Testino discussed Resolution 1710 and Local Finance Notice 2016.

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 Gonzalez, the meeting was adjourned at 8:30 pm, by unanimous consent.

Respectfully submitted,



Jennifer Wenson Maier
Executive Director/Recording Secretary