

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF RAHWAY, HELD APRIL 8, 2021 VIA ZOOM

The meeting was called to order at 7:32 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.

Upon roll call Commissioners Pekarofski, Simon, Thomas, and Thomas-Petit answered present, with Commissioners Gonzalez, Lesinski, and Ragan absent. Also in attendance were Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

Chairman Pekarofski requested that the minutes of the March meeting be acted on. Upon a motion by Commissioner Simon, seconded by Commissioner Thomas, the minutes were approved by a vote of four (4) Ayes, three (3) Absent.

Under Director Report, Ms. Wenson Maier stated the following;

- People making a video at the family site, gunshots fired during that time; Rahway Police are reviewing the cameras.
- The City is still talking about redevelopment of the Family Site.
- Attorney Testino was sent updated documents for the Personnel Policy. Commissioners will have the revised Policy for the May meeting.
- Reviewed the process with the elevator upgrade at 165 bldg.

Chairman Pekarofski requested that the March bills 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 four (4) Ayes and three (3) Absent.

Res. #1623 – APPROVAL OF RAHWAY HOUSING AUTHORITY’S FY 2021 CAPITAL FUND PROGRAM – Upon a motion by Commissioner Simon, seconded by Commissioner Thomas. Res. #1623 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1624 – RESOLUTION AUTHORIZING ADOPTION OF A 5-YEAR & ANNUAL PLAN – Upon a motion by Commissioner Simon, seconded by Commissioner Thomas-Petit. Res. #1624 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1625 – BOARD OF COMMISSIONERS CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSIONS – Upon a motion by Commissioner Thomas-Petit, seconded by Commissioner Simon. Res. #1625 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1626 – AUTHORIZING MAXIMUM NOT TO EXCEED \$6,000 FOR LIMITED SCOPE HOUSING DEVELOPMENT AND FINANCIAL CONSULTING TO METRO – Upon a motion by Commissioner Simon, seconded by Commissioner Thomas. Res. #1626 was approved by a vote of four (4) Ayes and three (3) Absent.

Under Financial Matters, Mr. Ciarrocca reviewed the financial report. Mr. Ciarrocca stated he is scheduled to come in on April 19th, to work on the June 30, 2022 budget with plans to have it for the May meeting.

Under Legal Matter, Mr. Testino stated tenancy court will open in June first starting with Zoom. Gail Ansley mentioned that since the January late fee notices went out, there are few tenants that entered into a repayment agreement for back rent, and all other have paid in full. Rahway Housing Authority's Tenant Accounts Receivables are doing well. Mr. Testino further mentioned that he attended MEL JIF zoom meeting in March.

Maintenance Supt. Ricky Ansley stated the following;

- Reviewed the process on the fire units.
- Maintenance had turned around 28 vacancies in the past 8 months.
- New roof installed @ 538 Bldg.
- Removed oil tank @ 165 Bldg.
- Replaced DHW storage tank @ 560.
- Replaced three (3) Fire Panels @ 224, 250 B-bldg. & 337 bldg.

Commissioner Ragan joined the meeting at 7:40 pm.

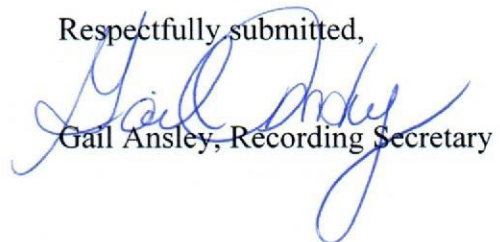
There being no members of the public; this portion of the meeting was closed.

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

Under New Business, Mr. Ciarrocca wanted to Congratulate Mr. Testino as becoming President of the Middlesex County Bar Association for the 2021-2022.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 5:59 pm, by unanimous consent.

Respectfully submitted,


Gail Ansley, Recording Secretary