

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF
THE CITY OF RAHWAY, HELD NOVEMBER 11, 2021 AT
165 EAST GRAND AVENUE, RAHWAY, NEW JERSEY

The meeting was called to order at 7:34 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 Lesinski, Pekarofski, Ragan, and Simon answered present, with Commissioners Gonzalez, Thomas and Thomas- Petite absent. Also in attendance were Attorney Testino, Accountant Ciarrocca and Maintenance Supt. Ricky Ansley.

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

Under Director Report, Ms. Wenson Maier stated during In-Service Day the Maintenance Department did REAC Training in the morning to learn more about the point system, and the afternoon session they all gathered list of materials to order to complete their apartment turn overs and repairs. The Administration staff spent the whole day reviewing Gail's job description; as she announced her retirement of April 1, 2022. Ms. Wenson Maier further mentioned that she and some staff will be going to the League of Municipalities in Atlantic City to complete the Admission and Continued Occupancy Policies (ACOP).

Chairman Pekarofski requested that the October bills (incurred in September) 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.

Chairman Pekarofski presented the following Resolutions, with action taken as noted;

Res. #1647 – APPROVAL OF DESIGNATION OF DEVELOPER IN CONNECTION WITH REQUEST FOR QUALIFICATIONS FOR REDEVELOPMENT PARTNERS FOR THE FAMILY SITE, RAHWAY HOUSING AUTHORITY, RAHWAY, NJ – Upon a request from Ms. Wenson Maier, Res. # 1647 will be tabled until December Board Meeting.

Res. # 1652– RESOLUTION DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER (P.A.C.O.) - Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, Res. #1652 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. # 1653 – ACCEPTANCE OF PROPOSAL FOR LEGAL SERVICES FOR CITY OF RAHWAY HOUSING AUTHORITY TO ADDRESS TITLE DEFECT

RELATING TO LOT 16, BLOCK 763 AT THE FAMILY SITE – Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, Attorney Testino stated that Res. #1653 is regarding the small piece of property that does not belong to Rahway Housing Authority. M & B Law has submitted a proposal for Legal Services at a cost of \$24,000 to be paid over a four (4) month period to complete an “Heirs/Descendants Investigation” to locate any heirs of Charles F. Naughton, who was the last confirmed owner. Ms. Wenson Maier will keep the Board of Commissioners of the progress monthly. Res. #1653 was approved by a vote of four (4) Ayes and three (3) Absent.

Res. #1654 – RESOLUTION APPOINTING FUND COMMISSIONER FOR NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND (JIF) – Upon a motion by Commissioner Ragan, seconded by Commissioner Simon, Res. #1654 was approved by a vote of four (4) Ayes and three (3) Absent.

Under Financial Matters, Mr. Ciarrocca reviewed the monthly financial report. Mr. Ciarrocca further stated that he along with Janet is working on submitting paperwork for this year’s audit. No date for audit has been scheduled.

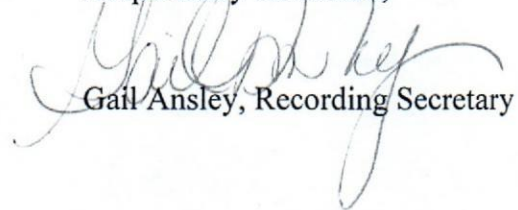
There being no further Legal Matters, this portion of the meeting was closed.

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

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

There being a need to enter into Executive Session, a motion by Commissioner Lesinski, and seconded by Commissioner Simon, by unanimous consent the public portion of the meeting was adjourned at 7:59 pm, with no further action taken.

Respectfully submitted,


Gail Ansley, Recording Secretary