

MINUTES OF THE REGULAR MEETING

OF THE HOUSING AUTHORITY

OF THE CITY OF RAHWAY, HELD MAY 13, 2021 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.

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

ACT ON MINUTES:

Chairman Pekarofski requested a mover and seconder for the minutes of the April 8, 2021 meeting. 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.

MAYOR GIACOBBI AND BUSINESS ADMINISTRATOR LANDOLFI PRESENTATION:

Mayor Giacobbi requested that Mr. Landolfi present via Zoom the City of Rahway's request for the Rahway Housing Authority to issue a RFQ for developer for the Family Site. The Mayor confirmed that no residents will be moved out of Rahway and that the goal is to provide quality housing.

Ms. Wenson Maier reviewed the items that would be included in the RFQ. Please see attached.

Ms. Wenson Maier stated the following;

EXECUTIVE DIRECTOR'S REPORT Ms. Wenson Maier stated the following;

Ricky has been meeting with Slade Elevator, established wage rates, has constructed the alteration to the elevator machine room and is in receipt of the new elevator equipment. I prepared architectural drawings for the alteration to the elevator machine room which were submitted to the City of Rahway.

March 31, 2021 - The American Jobs Plan: Biden is calling on Congress to invest \$40 billion to improve the infrastructure of the public housing system in America. This funding will address critical life-safety concerns, mitigate imminent hazards to residents, and undertake energy efficiency measures which will significantly reduce ongoing operating expenses. These improvements will disproportionately benefit women, people of color, and people with disabilities.

There are still a number of steps needed in order to convert the senior sites to RAD:

- Tidelands grant approval & setting up the escrow to pay NJ Tidelands for the portion of the Rahway River that flows onto the Kennedy site on Grand Avenue.
- Updating the 20 year plan engineering documents.
- Issuing an RFP for a lender.
- Preparing the financing plan with NW Financial.
- Issuing any necessary Consultant RFQ's.
- Local HUD Review.
- HUD Special Application Review
- Environmental Review 24 CFR Part 58

COVID vaccines have been offered to the Seniors at the Housing Authority. So far we have the following number of tenants who have received their first or both COVID vaccines. 18 at Schaffhauser, 15 at Case, 49 at Kennedy. The City of Rahway held vaccination registration at the Family Site. Attendance was minimal.

RHA has accepted the ROSS grant for another three years.

RHA sent out response to Novogradac regarding internal controls for our 2020 audit.

RHA was able to house two of the families impacted by the fire on Cherry Street.

RHA provided and installed picnic tables at the family site.

RHA is researching partnering with Community Solar, which is a new solar array on the HAWK landfill in Linden, to obtain a 10% discount on electric utility bills.

The eviction moratorium was extended to June 30, 2021.

Stephen McNally, has been hired to work on the title issue at the Family Site with Joseph Grabas.

The Capital Fund amount for 2021 is \$649,599.

There was a memorial for a prior tenant of the Family Site, Jemod Ellis, organized by his son, also named Jemod Ellis, also a prior tenant, held on May 1st at the Family Site with over 100 people. Prior to the event, new and updated cameras were installed, the police put 8 patrolmen on overtime for that night. All the lights were left on instead of being on timer. No parking in fire lane signs were installed. All pertinent lease restrictions were forwarded to the police. Notices went out to the tenants a week prior and the day before the event to advise them that the behavior of the guests can result in eviction. As a result, no one was injured.

We also lost Quintin McDonald, son of Danielle Jack, 21, in a motorcycle accident.

The City of Rahway hired Dominion to analyze whether or not the buildings at the Family Site are obsolete. The 24 units at Ruby Scott would most likely not qualify for Section 18 demo/dispo at only 30 years of age, unless underlying structural conditions. These units would be great RAD candidates.

We provided the waitlist numbers to the City for their application for HOME funds for the Family Site.

Senior/Disabled

328 applicants

Family

1 Bdrm 3 applicants

2 Bdrm 45 applicants

3 Bdrm 12 applicants

4 Bdrm 4 applicants

****Please Note:** The reason our numbers are so low on the Family waiting list is that the Authority had conducted the annual update/purge in fall of 2019. Covid arrived which did not enable us to open the list.

On May 25th RHA will be receiving Qualifications for Attorney, Fee Accountant and Auditor.

Bruce Morgan from BCM Affordable Housing and Natalie DeFilippo from Ingerman requested a site visit to the Family Site as they are interested in being considered as developer. I let them know that RHA will go thru an open, transparent process if an RFP is issued.

RHA is getting 8 street trees from a local developer for Capobianco Plaza.

I reviewed and approved the final drawings for the unit where we had the fire.

Voting on Resolutions:

Chairman Pekarofski requested that the May bills (incurred in April) be presented for payment. Upon a motion by Commissioner Lesinski, seconded by Commissioner Ragan, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1627 – Resolution adopting Personnel Policies and Procedures. Upon a motion by Commissioner Lesinski, seconded by Commissioner Simon, the resolution was approved for payment by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1628 – Authorization to enter into a Professional Contract with Management Computer Services, Inc. PHA-Web Software. Upon a motion by Commissioner Ragan, seconded by Commissioner Thomas-Petit, the bills were approved for payment by a vote of six (6) Ayes and one (1) Absent.

Chairman Pekarofski requested a mover and seconder for Resolution No. 1629 – Authorizing the issuance of a Request for Qualifications for a Redevelopment Partner for the Family Site. 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.

Under Financial Matters, Mr. Ciarrocca stated RHA is doing well. Budget is 95% complete and will be finished by June

Under Legal Matters, Mr. Testino stated that the eviction moratorium till June 30th may be extended. On June 15th the courts will open for criminal cases.

There being no members of the public present; 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.

Under Chairman's Report, Chairman Pekarofski: No comment

There being no further business before the Board of Commissioners, the meeting was adjourned at 8:00 pm, Moved by Commissioner Lesinki, seconded by Commissioner Simon, approved by a vote of six (6) Ayes and one (1) Absent.

Respectfully submitted,



Jennifer Wenson Maier
Recording Secretary