

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 11, 2018

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of April 11, 2018.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the January 10, 2018 Board of Commissioners Meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the minutes of the January 10, 2018 meeting.

The Secretary/Treasurer announced that HACL employee Victor Gonzales is present and will serve as an interpreter for Spanish-speaking members of the public as needed.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of January 10, 2018 to January 31, 2018 in the amount of \$67,746.62; for the period of February 1, 2018 to February 28, 2018 in the amount of \$38,569.84; for the period of March 1, 2018 to March 31, 2018 in the amount of \$48,678.22; and for the period of April 1, 2018 to April 10, 2018 in the amount of \$15,323.17. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners approved the motion to accept and pay all bills for the periods of January 10, 2018 to January 31, 2018; February 1, 2018 to February 28, 2018; March 1, 2018 to March 31, 2018; and April 1, 2018 to April 10, 2018.

SECRETARY /TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported on the balances of all Authority accounts and Certificates of Deposits (CD’s), the interest rate on each, as well as the actual and average rents collected for the months of February, March, and April 2018.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Executive Director Ferguson reports to the Board of Commissioners on the retirement of William Dalton from the Section 8 office, effective June 1, 2018.

Executive Director Ferguson reports that the PILOT has been forgiven by the City of Linden for a period of five (5) years.

2018-07: Resolution to ratify the hiring of Victor Hernandez to the position of Lease & Occupancy Specialist at a salary of \$35,000.00, effective February 28, 2018. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-07.

2018-08: Resolution certifying the review of the annual audit and approving and authorizing the submission of the annual audit to the New Jersey Local Finance Board. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-08.

2018-09: Resolution approving and authorizing the submission of the annual audit to the United States Department of Housing and Urban Development. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-09.

2018-10: Resolution approving and authorizing Ann J. Ferguson, Kathy Sanders, Albert Cetroni, Salvatore Bivona, Endelyn Jaugan, Louis Salen, Sister Mary Haworth, and Maria Spoon to attend the New Jersey Affordable Housing Management Association (“JAHMA”) Conference in Atlantic City, New Jersey from May 2, 2018 through May 5, 2018. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR				X	
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2018-10.

2018-11: Resolution approving and authorizing a salary increase of up to 3% for Housing Authority employees. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2018-11.

2018-12: Resolution approving and authorizing two paid days off for all Housing Authority employees in recognition of the Housing Authority’s exceptional SEMAP and PHAS scores. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA	1	X			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2018-12.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Ruse commented on the hours of operation for the back gate.

Commissioner Petkov commented on the Rutgers classes for commissioners.

PUBLIC COMMENTS

Members of the public commented on pest control and parking enforcement matters.

A Motion was made to enter into Executive/Closed Session for discussion of confidential personnel matters, pending litigation, and matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA	2	X			
GARY MANNUZZA	1	X			
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board entered into Executive/Closed Session for the discussion of confidential personnel matters, pending litigation, and matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE		X			

The Board of Commissioners returned to open session.

A motion is made to request Housing Authority shirts for members of the Board of Commissioners. The following vote ensues:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SHIRLEY RUSE	1	X			

The motion is adopted.

A Motion was made to adjourn the meeting at 5:54 p.m. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA	1	X			
GARY MANNUZZA	2	X			
JOANNE PETKOV					
SHIRLEY RUSE		X			

The meeting was adjourned at 5:54 p.m.