

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 18, 2019

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of September 18, 2019.

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			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorneys Melissa Pellechio and Daryl J. Howard of Manfredi & Pellechio (General Counsel).

[Commissioner Primavera arrives late]

A Motion was made to approve the minutes of the June 19, 2019 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the June 19, 2019 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of June 20, 2019 to June 30, 2019 in the amount of \$51,340.79; July 1, 2019 to July 31, 2019 in the amount of \$46,578.73; August 1, 2019 to August 31, 2019 in the amount of \$60,979.64; and September 1, 2019 to September 18, 2019 in the amount of \$40,292.59.

The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of June 20, 2019 to June 30, 2019; July 1, 2019 to July 31, 2019; August 1, 2019 to August 31, 2019; and September 1, 2019 to September 18, 2019.

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 July, August and September 2019.

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		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2019-20: Resolution to approve and authorize the adoption of the annual budget. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-20.

The Executive Director indicates that there are a number of procurements on the agenda and that the Housing Authority’s Qualified Purchasing Agent, Ann Marie Whelan, has certified that these procurements are in compliance with all applicable Federal (including HUD) and State of New Jersey procurement requirements.

2019-21: Resolution to approve and authorize the award of a contract to Advanced Resurfacing LLC for bathtub refurbishing services. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-21.

2019-22: Resolution to approve and authorize LAN Associates to negotiate prices with a supplier for stairway railings. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-22.

2019-23: Resolution to approve and authorize the Executive Director to initiate the procurement process for the replacement of air conditioning sleeves. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-23.

2019-24: Resolution to approve and authorize the award of a contract to Architectural Window Manufacturing Corporation for replacement window screens. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-24.

2019-25: Resolution to approve and authorize the award of a contract to AHERA Consultants, Inc. for asbestos remediation. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-25.

2019-26: Resolution to approve and authorize LAN Associates to oversee all current projects. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-26.

2019-27: Resolution to approve and authorize the Executive Director to initiate the procurement process for a new software system. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-27.

The Executive Director reports on the REAC score for Murawski Towers and the issue of tenants propping open the back gate.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

City Council President Michele Yamakaitis comments on the back gate issue.

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

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

The Board entered into Executive/Closed Session for the discussion of pending litigation, personnel matters, 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			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting at 6:02 p.m. The following vote ensued:

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

The meeting was adjourned at 6:02 p.m.