

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

DECEMBER 18, 2019

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of December 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			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		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 October 16, 2019 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the October 16, 2019 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of October 17, 2019 to October 31, 2019 in the amount of \$53,560.47; November 1, 2019 to November 30, 2019 in the amount of \$66,366.57; and December 1, 2019 to December 18, 2019 in the amount of \$65,589.43. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of October 17, 2019 to October 31, 2019; November 1, 2019 to November 30, 2019; and December 1, 2019 to December 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 November and December 2019.

[Commissioner Mannuzza arrives late]

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		X			
PETER MATLOSZ		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	2	X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

Resolutions 2019-28 and 2019-29 were tabled to allow for discussion in closed session.

2019-30: Resolution to approve and authorize the promotion of Leidy Narcisse to Property Manager of Murawski Towers, effective January 1, 2020. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-30.

2019-31: Resolution to ratify the hiring of Arben Rugovac to the position of Laborer, effective October 15, 2019. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-31.

2019-32: Resolution to ratify the hiring of Tanishia M. Hendley to the position of Section 8 Lease and Occupancy Specialist, effective November 12, 2019. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-32.

2019-33: Resolution to ratify the hiring of Mayra Moreno to the position of Bilingual Social Worker, effective December 2, 2019. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-33.

2019-34: Resolution to approve and authorize the hiring of Mic Berisha to the position of Laborer, effective January 2, 2020. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV	2	X			

SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-34.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Ruse commends the Maintenance Department for the quality of its work.

PUBLIC COMMENTS

None.

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

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

The Board entered into Executive/Closed Session for the discussion of pending litigation, confidential 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		X			
GARY MANNUZZA, VICE CHAIR	1	X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners returned to open session.

2019-28: Resolution to approve and reaffirm the Executive Director’s authority over personnel matters. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-28.

2019-29: Resolution to ratify the rejection of all bids for the stairway railings project on two occasions and to ratify the subsequent negotiation and award of the contract to RVT Construction, Inc. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2019-29.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			

SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	1	X			

The meeting was adjourned at 5:43 p.m.