

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JANUARY 27, 2021

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of January 27, 2021.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:09 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 Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel).

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of December 17, 2020 to December 31, 2020 in the amount of \$89,232.22; and January 1, 2021 to January 27, 2021 in the amount of \$46,483.17. 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 approved the motion to accept and pay all bills for the periods of December 17, 2020 to December 31, 2020; and January 1, 2021 to January 27, 2021.

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 month of January 2021.

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	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			

JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	1	X			

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

Executive Director Ferguson reported on the agency’s response to a COVID-19 related staffing shortage during a recent snowstorm.

Executive Director Ferguson reported on the agency’s community service plans in recognition of Black History month.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2021-01: Resolution to name George G. Woody Jr. as the Authority’s 2021 Black History Man of the Year and to present him with a trophy. 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 adopted Resolution 2021-01.

2021-02: Resolution to approve and authorize payment to the Executive Director in lieu of vacation for 2021. 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 adopted Resolution 2021-02.

[Commissioner Ruse exited the meeting early.]

2021-03: Resolution to approve and authorize the award of a contract to RAMM Environmental Services Inc. for the completion of the Right to Know Surveys. 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	2	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE					X

The Board of Commissioners adopted Resolution 2021-03.

Executive Director Ferguson reported on the upcoming rent comparability study for Murawski Towers. Executive Director Ferguson indicated that the long-term HUD representative for Murawski Towers has been replaced.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Petkov stated that tenants are appreciative of the Authority-provided meals.

[Chairperson Cetroni arrived at the meeting late.]

PUBLIC COMMENTS

None.

A Motion was made to enter into Executive/Closed Session for discussion of pending litigation 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		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	2				X

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

The Board of Commissioners returned to open session.

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

The meeting was adjourned at 5:28 p.m.