

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 20, 2022

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of April 20, 2022.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:03 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; Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel); and Dave Johnson, P.E.

A Motion was made to approve the minutes of the January 19, 2022 Board of Commissioners meetings. 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 January 19, 2022 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of January 19, 2022 to January 31, 2022 in the amount of \$45,281.76; February 1, 2022 to February 28, 2022 in the amount of \$43,103.17; March 1, 2022 to March 31, 2022 in the amount of \$51,206.19; and April 1, 2022 to April 20, 2022 in the amount of \$48,109.21. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of January 19, 2022 to January 31, 2022; February 1, 2022 to February 28, 2022; March 1, 2022 to March 31, 2022; and April 1, 2022 to April 20, 2022.

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 2022, March 2022, and April 2022.

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

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

Executive Director Ferguson reported to the Board on the Authority’s COVID-19 response, specifically noting that, unlike other government agencies, the Authority kept its offices open throughout the pandemic to ensure that the needs of the residents continued to be met.

2022-01: Resolution to approve and authorize a \$1,000.00 bonus for all employees who worked on-site throughout the COVID-19 pandemic. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2022-01.

Executive Director Ferguson reported that the Authority will be receiving COVID-19 kits from the County, honors from the Chamber of Commerce, and a donation from the Linden Fire Department. Executive Director Ferguson also reported to the Board on a book signing event.

MAINTENANCE REPORT

Read and filed.

PUBLIC COMMENTS

None.

COMMISSIONER’S COMMENTS

2022-02: Resolution to approve and authorize five year employment contracts with Ann J. Ferguson for the position of Executive Director and Kathy Sanders for the position of Deputy Executive Director. 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			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2022-02.

A Motion was made to enter into Executive/Closed Session for discussion of matters 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	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 matters 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		X			
PETER MATLOSZ		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	1	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	1	X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The meeting was adjourned at 5:27 p.m.