

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 22, 2022

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of June 22, 2022.

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
SHERI HUMPHREY		X			
JOSEPH INFANTE		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); Peter Polcari, CPA; and Dave Johnson, P.E.

A Motion was made to approve the minutes of the April 20, 2022 Board of Commissioners meetings. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY				X	
JOSEPH INFANTE				X	
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN				X	
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners approved the minutes of the April 20, 2022 meeting.

Following Board discussion, the Secretary opens the floor for nominations to the position of Chairperson of the Board. Commissioner Humphrey nominated Joseph Infante. The nomination is seconded by Commissioner Orelie. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
SHERI HUMPHREY	1	X			
JOSEPH INFANTE				X	
KAREN LUKENDA			X		
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners elects Joseph Infante to the position of Chairperson.

The Secretary then opens the floor for nominations to the position of Vice Chairperson of the Board. Chairman Infante nominated Commissioner Humphrey. The nomination is seconded by Commissioner Orelie. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY				X	
KAREN LUKENDA			X		
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners elects Sheri Humphrey to the position of Vice-Chairperson.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of April 20, 2022 to April 30, 2022; May 1, 2022 to May 31, 2022; and June 1, 2022 to June 22, 2022. Chair Infante inquired about a bill from Schindler Elevator and the underlying procurement process. Executive Director Ferguson responded and explained that the work was bid out and that the City of Linden handles all of the Housing Authority’s procurement. Chair Infante inquired about a bill from Breslin and Breslin. Executive Director Ferguson responded and explained that the firm handles non-payment tenancy cases. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners approved the motion to accept and pay all bills for the periods of April 20, 2022 to April 30, 2022; May 1, 2022 to May 31, 2022; and June 1, 2022 to June 22, 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 May 2022 and June 2022.

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

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			

PETER MATLOSZ	2	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

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

**UNFINISHED BUSINESS**

Executive Director Ferguson reported that there were insufficient funds to pay the COVID-19 related bonuses authorized by Resolution 2022-01.

Executive Director Ferguson reported on Senator Lesniak’s book signing.

Executive Director Ferguson reported that the County delivered COVID-19 kits and will be hosting a health fair.

Chair Infante inquired about the availability of funds for the COVID-19 related bonuses. Peter Polcari CPA responded. General Counsel addressed COVID-19 related leave.

**NEW BUSINESS**

2022-03: Resolution to thank Lucy Juncroft for providing nutritional guidance to the senior and disabled residents. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners adopted Resolution 2022-03.

2022-04: Resolution to approve and authorize the expenditure of \$30,000.00 for a new fire pump and \$13,060.00 for related professional architectural and engineering services. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA	2	X			

The Board of Commissioners adopted Resolution 2022-04.

Peter Polcari, CPA introduced the annual audit to the Board of Commissioners. The Board determined to hold the signing of the group affidavit until June 27, 2022, to allow commissioners additional time to review.

2022-05: Resolution to approve and authorize the submission of the annual audit to the New Jersey Department of Community Affairs, subject to Commissioner review of the audit. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners adopted Resolution 2022-05.

2022-06: Resolution to approve and authorize the submission of the annual plan to the United States Department of Housing and Urban Development. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ	1	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners adopted Resolution 2022-06.

Peter Polcari, CPA presented the annual budget to the Board of Commissioners. Chair Infante inquired about the allocation of staff salaries and supporting documentation. Peter Polcari CPA responded. There is a discussion concerning the management agreement between the Housing Authority and the Linden Housing Corporation.

2022-07: Resolution to approve and authorize the submission of the annual budget to the New Jersey Department of Community Affairs. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners adopted Resolution 2022-07.

Executive Director Ferguson reported on the approval and authorization of a 5-Year contract for Ann J. Ferguson and Kathy Sanders as per Resolution 2022-02. Chair Infante inquired about same and Legal Counsel made a recommendation to go into Executive/Closed Session.

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

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			

The Board entered into Executive/Closed Session for the discussion of 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
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners returned to open session.

The Board deliberated and discussed Resolution 2022-02 and the employment agreements for Ann J. Ferguson and Kathy Sanders. Joseph A. Manfredi, Esq. stated that Resolution 2022-02 is invalid, as it exceeded the five year contract limitation. Discussion ensued regarding the history of Resolution 2022-02, the allocation of employee salaries, and the role of Linden Housing Corporation. The Board determined that it would wait until the expiration of the current contract terms to consider an extension.

Executive Director Ferguson reported on an award from the Chamber of Commerce.

**MAINTENANCE REPORT**

Read and filed.

**PUBLIC COMMENTS**

None.

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
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		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
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

The Board of Commissioners returned to open session.

**COMMISSIONER’S COMMENTS**

None.

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

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			

The meeting was adjourned at 8:05 p.m.