

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 12, 2017

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Regular Meeting of April 12, 2017.

The meeting commenced upon the Roll Call by Deputy Executive Director Kathy Sanders at 5:00 P.M.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

Also present: Deputy Executive Director Kathy Sanders; Director of Surveillance Salvator Bivona; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

A Motion was made to approve the minutes of the January 7, 2017 Board of Commissioners Meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
AUDREY PEREIRA	2	X			

A Motion was made to accept and pay all February 2017 bills for Ann J. Ferguson Towers in the amount of \$47,088.24. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					X
JEFFREY KROWICKI	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA	1	X			

A Motion was made to accept and pay all March 2017 bills for Ann J. Ferguson Towers in the amount of \$36,166.51. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					X
JEFFREY KROWICKI	2	X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

A Motion was made to accept and pay all April 2017 bills for Ann J. Ferguson Towers in the amount of \$20,393.92. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	2	X			
ALBERT CETRONI					X
JEFFREY KROWICKI	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

SECRETARY /TREASURER’S REPORT

The Acting Secretary/Treasurer, Kathy Sanders, reports 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, March, and April 2017.

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

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

UNFINISHED BUSINESS

None.

NEW BUSINESS

2017-04 Resolution approving the annual Conflict of Interest Policy for the Housing Authority’s Board of Commissioners. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					
JEFFREY KROWICKI		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
AUDREY PEREIRA	2	X			

2017-05 Resolution approving and authorizing Kathy Sanders, Gary Belcher, Maria Feinerman, Alberto De Leon, Lou Salen, and Sister Mary Haworth to attend the New Jersey Affordable Housing Management Association (JAHMA) conference in Atlantic City, New Jersey from May 4, 2017 through May 5, 2017. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
AUDREY PEREIRA		X			

2017-06 Resolution approving and authorizing the award of a contract to Above & Beyond Sewer and Drain LLC for sewer jetting services in the amount of \$1,590.00. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

2017-07 Resolution approving and authorizing the submission of the Housing Authority's annual audit to the Department of Housing and Urban Development. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	2	X			
ALBERT CETRONI					X
JEFFREY KROWICKI	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

2017-08 Resolution approving and authorizing the submission of the Housing Authority's annual audit to the New Jersey Department of Community Affairs. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	2	X			
ALBERT CETRONI					X
JEFFREY KROWICKI	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

A Motion was made to enter into Executive/Closed Session for the discussion of personnel matters. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

A motion was made to come out of Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA		X			

2017-09 Resolution to ratify the hiring of Anthony Racanelli to the position of Maintenance Laborer at the rate of \$15 per hour, effective January 24, 2017. The following vote ensued.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA	1	X			
AUDREY PEREIRA		X			

2017-10 Resolution to ratify the hiring of Pawel Maryanowski to the position of Maintenance Laborer at the rate of \$15 per hour, effective March 20, 2017. The following vote ensued.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			
AUDREY PEREIRA	1	X			

2017-11 Resolution approving and authorizing the hiring of Anthony Mannuzza to the position of Maintenance Laborer at the rate of \$15 per hour, effective April 18, 2017. The following vote ensued.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA	RECUSED				
AUDREY PEREIRA		X			

2017-12 Resolution approving and authorizing the hiring of Samantha Krech to the position of Lease & Occupancy Specialist at an annual salary of \$45,000.00 effective May 31, 2017. The following vote ensued.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
AUDREY PEREIRA		X			

PUBLIC COMMENTS

Linden Councilwoman Rhashonna Cosby-Hurling commented regarding street paving in the 5th Ward, surveillance camera registration, and Relay for Life in the 5th Ward.

COMMISSIONER’S COMMENTS

None.

A Motion was made to adjourn the meeting at 5:43 p.m. Meeting adjourned.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
ALBERT CETRONI					X
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA	2	X			
AUDREY PEREIRA		X			