

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 13, 2016

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Regular Meeting of April 13, 2016.

The meeting commenced upon the Roll Call by Secretary/Treasurer Ann J. Ferguson 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			
KAREN LUKENDA		X			
AUDREY PEREIRA		X			
JOSEPH SOCCI					X

Also present: Ann J. Ferguson, Executive Director, Adele Jackson, Office Manager and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the December 2, 2015 Board of Commissioners' meeting. The following vote ensued:

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

A Motion was made to accept and pay all February, March and April 2016 bills for Ann J. Ferguson Towers. The following vote ensued:

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

**SECRETARY TREASURERS REPORT**

Ms. Ferguson 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 of 2016.

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	2	X			
KAREN LUKENDA		X			
AUDREY PEREIRA		X			
JOSEPH SOCCI					X

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

2016-04 Resolution to raise payment standards for Section 8 units effective 4-15-2016.

Resolution adopted.

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

2016-05 Resolution to include emergency generator work in Authority’s 5 year plan.

Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR		X			
ALBERT CETRONI		X			
KAREN LUKENDA	1	X			

AUDREY PEREIRA	2	X			
JOSEPH SOCCI					X

2016-06 Resolution approving and authorizing a paid day off for all LHA staff in recognition of its exceptional PHAS score. Resolution adopted.

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

2016-07 Resolution approving and authorizing the issuance of a merit-based increase to all LHA employees of up to 4% for the FYE 2017 pending the employee’s annual review. Resolution adopted.

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

2016-08 Resolution approving and authorizing the Authority to submit its 2015 audit to the NJ Department of Community Affairs (DCA). Resolution adopted.

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

2016-09 Resolution prohibiting smoking in front of, or in the common areas of, Ann J. Ferguson Towers. Resolution adopted.

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

2016-10 Resolution approving and authorizing members of the LHA staff to attend the JAHMA Conference from 5/5/16-5/6/16 in Atlantic City, New Jersey. Resolution adopted.

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

**ATTORNEY’S REPORT**

Counsel asks if the Board would like to go into closed session to discuss pending legal matters involving the Authority.

A Motion was made to enter into closed session for the discussion of pending legal matters. The following vote ensued:

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

**EXECUTIVE/CLOSED SESSION**

Joseph A. Manfredi, Esq. of Manfredi & Pellechio reported on the case concerning Edward J. Murawski Towers titled, LHC vs. Zurich Insurance USA, et. al. The case is venued in NJ Superior Court, Union County. In the case, the LHC is challenging the Zurich Insurance Company's refusal to pay for necessary repairs to the damaged load bearing wall at Murawski Towers. Attorneys for the Insurance Company have contacted Counsel to schedule a meeting to try to resolve the case. Mr. Manfredi was working to set a date over the next several weeks and planned to have Executive Director Ann Ferguson, Deputy Executive Director Kathy Sanders and LHC Engineer Dave Johnson present at the meeting.

He will report on the progress of the case at the next Board meeting.

A Motion was made to come out of closed session. The following vote ensued:

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

**DIRECTOR OF MAINTENANCE’S REPORT**

Read and Filed.

**PUBLIC COMMENTS**

None.

**COMMISSIONER’S COMMENTS**

None.

A Motion was made to adjourn the meeting at 5:41 p.m. Meeting adjourned.

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