

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 16, 2014

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Regular Meeting of April 16, 2014.

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			
THOMAS SHARKEY, VICE CHAIR		X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

Also present: Ann J. Ferguson, Executive Director, Kathy Sanders, Deputy Executive Director, Attorneys Joseph A. Manfredi and Alberto L. Camacho of Manfredi & Pellechio (General Counsel), and Peter Polcari of Polcari & Co.

A Motion was made to approve the minutes of the January 22, 2014 regular meeting of the HACL Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR				X	
THOMAS SHARKEY, VICE CHAIR	1	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON	2	X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

The Motion failed as it did not receive 4 affirmative votes. It will be carried to the next board meeting for approval.

A Motion was made to accept and pay all February 2014 bills for Ann J. Ferguson Towers in the amount of \$49,427.25. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X

JOSEPH SOCCI					X
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A Motion was made to accept and pay all March 2014 bills for Ann J. Ferguson Towers in the amount of \$35,248.72. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

A Motion was made to accept and pay all April 2014 bills for Ann J. Ferguson Towers in the amount of \$33,631.56. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					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 2014.

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			
THOMAS SHARKEY, VICE CHAIR	1	X			
SOLOMON BRAY	2	X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

OLD BUSINESS

None.

NEW BUSINESS

Ms. Ferguson indicates to the Board that Peter Polcari of Polcari & Co. has come tonight to provide a brief presentation on the LHA budget. Mr. Polcari then goes through the budget with the Board and explains how the budget is delineated for submittal and approval by the DCA and HUD.

2014-01 Resolution approving and authorizing the acceptance of the FY 2014 Capital Fund Program Grant in the amount of \$179,621.00. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	2	X			
THOMAS SHARKEY, VICE CHAIR	1	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-02 Resolution approving and authorizing the scheduling of an Authority round table meeting on Friday, May 23rd, 2014 to review and discuss the Capital Fund Program Grant and the Authority's annual plan. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-03 Resolution approving and authorizing the hiring of LAN Associates for all A/E services associated with the cleaning and restoration of Ann J. Ferguson Towers (1601 Dill Avenue). Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X

MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-04 Resolution approving and authorizing the hiring of LAN Associates for engineering services required to perform a green physical needs assessment and energy audit. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-05 Resolution approving and authorizing the issuance of a public bid for the cleaning and restoration of Ann J. Ferguson Towers (1601 Dill Avenue). Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-06 Resolution approving and authorizing the appointment of Ann J. Ferguson to have proxy power to vote on behalf of the Authority at MEL-JIF meetings. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-07 Resolution approving and authorizing the appointment of Lisa Pfenninger (or Ann. J. Ferguson as an alternate) as the Housing Authority’s NJPHAJIF Fund Commissioner. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-08 Resolution approving and authorizing the Authority to enter into a three-year contract with Polcari & Co. for accounting services beginning September 2014. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-09 Resolution approving and authorizing the submission of the audit and publication affidavit to the Department of Community Affairs in Trenton, NJ for approval. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-10 Resolution approving and authorizing the reopening of the Authority waiting list for the acceptance of up to a total of 500 applicants. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			

VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-11 Resolution approving and authorizing the submission of the Authority’s one-year plan to the County of Union. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-12 Resolution approving and authorizing the maintenance personnel to immediately begin using time clocks full-time. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-13 Resolution approving and authorizing the issuance of a merit-based increase to all LHA staff of up to 4% pending the employee’s annual review and at the discretion of the Executive Director. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-14 Resolution approving and authorizing all LHA staff to receive one paid day off in recognition of the agency’s exceptional SEMAP & PHAS scores. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

2014-15 Resolution approving and authorizing the hiring of a qualified bilingual individual to fill the position of social worker due to the resignation of Sister Eileen. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X

DIRECTOR OF MAINTENANCE’S REPORT

Read and Filed. Commissioner Melage inquired about the building’s readiness in the event of a power failure and its use of a backup emergency generator.

ATTORNEY’S REPORT

There were no further comments reported by counsel at this time.

PUBLIC COMMENTS

None.

COMMISSIONER’S COMMENTS

Commissioner Sharkey inquires about whether the city police are allowed into the Authority parking lot to give parking tickets to help alleviate the parking situation.

Ms. Ferguson indicates that this is allowed at the request of the Authority. Ms. Ferguson then reminds the Board that the next meeting will be on June 18th, 2014 and will be the annual reorganization meeting for the Board.

A Motion was made to adjourn the meeting. Meeting adjourned at 5:54 p.m.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
THOMAS SHARKEY, VICE CHAIR	2	X			
SOLOMON BRAY		X			
VAL IMBRIACO					X
MAE JOHNSON		X			
MAGALINE JOHNSON					X
JOSEPH SOCCI					X