

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

DECEMBER 7, 2016

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of December 7, 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
JEFFREY KROWICKI		X			
KAREN LUKENDA					X
GARY MANNUZZA		X			
AUDREY PEREIRA					X

Also present: Ann J. Ferguson, Executive Director; Kathy Sanders, Deputy Executive Director; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the October 12, 2016 Board of Commissioners Meeting. The following vote ensued:

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

A Motion was made to accept and pay all November 2016 bills for Ann J. Ferguson Towers in the amount of \$35,546.56. 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

A Motion was made to accept and pay all December 2016 bills for Ann J. Ferguson Towers in the amount of \$11,238.54. 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

**SECRETARY /TREASURER’S REPORT**

Secretary/Treasurer Ann J. 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 November and December 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	2	X			
ALBERT CETRONI					X
JEFFREY KROWICKI	1	X			
KAREN LUKENDA					X
GARY MANNUZZA		X			
AUDREY PEREIRA					X

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

2016-29 Resolution accepting decrease in PSE&G electricity rates from .08850 to .07390 per kilowatt. 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

2016-30 Resolution to hire LAN Associates, 445 Godwin Ave #9, Midland Park NJ 07432 as the architect responsible for installing new bathroom sinks, basins, and fixtures. Resolution adopted.

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

2016-31 Resolution approving and authorizing salary increases of up to 4% for Housing Authority employees. Resolution adopted.

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

**DIRECTOR OF MAINTENANCE’S REPORT**

Read and Filed.

**PUBLIC COMMENTS**

None.

**COMMISSIONER'S COMMENTS**

None.

A Motion was made to enter into Executive/Closed Session for the discussion of pending litigation. 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

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

A Motion was made to adjourn the meeting at 5:35 p.m. Meeting adjourned.

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