

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JANUARY 11, 2017

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of January 11, 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: Kathy Sanders, Deputy Executive Director; and Attorney Melissa Pellechio of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the December 7, 2016 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		X			
JEFFREY KROWICKI		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA		X			
AUDREY PEREIRA					X

A Motion was made to accept and pay all January 2017 bills for Ann J. Ferguson Towers in the amount of \$58,157.62. 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			
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
AUDREY PEREIRA					X

**SECRETARY /TREASURER’S REPORT**

Secretary/Treasurer Ann J. Ferguson report 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 month of January 2017 was read by Deputy Executive Director, Kathy Sanders.

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		X			
ALBERT CETRONI		X			
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA	1	X			
AUDREY PEREIRA					X

**UNFINISHED BUSINESS**

There is a pre-bid meeting scheduled to go over the specifications and answer questions for the installation of new bathroom sinks. A bid opening has been scheduled and the contract will be awarded to the lowest responsive and responsible bidder. The engineering firm LAN Associates is responsible for overseeing this project.

**NEW BUSINESS**

Per the Deputy Executive Director, the Housing Authority was able to give each tenant a present using donations from local churches. In addition, the Housing Authority was able to give each student in the school across the street a present using a giving tree that was placed in the lobby.

2017-01 Resolution approving and authorizing the appointment of Kathy Sanders as the Housing Authority’s Insurance Fund Commissioner. 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

**DIRECTOR OF MAINTENANCE’S REPORT**

Read and Filed.

**PUBLIC COMMENTS**

None.

**COMMISSIONER’S COMMENTS**

The Vice Chair stated that the maintenance staff did a great job cleaning up from the snow storm.

The Chair inquired into the Executive Director’s well-being and the timeframe for her release from the hospital.

The Board discussed the upcoming St. Patrick’s Day party and the Deputy Executive Director offered to email the Commissioners regarding such special events.

A Motion was made to adjourn the meeting at 5:15 p.m. Meeting adjourned.

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