

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 14, 2017

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Reorganization Meeting of June 14, 2017.

The meeting commenced upon the Roll Call by Secretary 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: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); and Peter Polcari (Accountant).

A Motion was made to approve the minutes of the April 12, 2017 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			
JEFFREY KROWICKI					X
KAREN LUKENDA		X			
GARY MANNUZZA					X
AUDREY PEREIRA		X			

A Motion was made to accept and pay all May 2017 bills for Ann J. Ferguson Towers in the amount of \$75,286.94. 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 June 2017 bills for Ann J. Ferguson Towers in the amount of \$41,103.97. 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					X
AUDREY PEREIRA	2	X			

SECRETARY /TREASURER’S REPORT

The 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 May and June 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			

ACCOUNTANT’S REPORT

The Accountant, Peter Polcari CPA, explained the Housing Authority’s budget to the Board of Commissioners.

UNFINISHED BUSINESS

To be reviewed during the Attorney’s Report.

NEW BUSINESS

2017-13 Resolution approving and authorizing the submission of the Housing Authority’s annual plan 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		X			
ALBERT CETRONI		X			
JEFFREY KROWICKI					X
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
AUDREY PEREIRA	2	X			

2017-14 Resolution approving the Housing Authority’s annual budget for FYE September 30, 2018. Resolution adopted.

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			

2017-15 Resolution approving and authorizing two paid days off for all Housing Authority employees in recognition of the Housing Authority’s exceptional SEMAP and PHAS scores. Resolution adopted.

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			

2017-16 Resolution approving and authorizing the implementation of the Violence Against Women Policy. Resolution adopted.

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			

2017-17 Resolution approving and authorizing the implementation of the Smoke Free Policy, effective August 2018. Resolution adopted.

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			

2017-18 Resolution approving and authorizing the implementation of the Pest Control Policy and Procedures. Resolution adopted.

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			

2017-19 Resolution approving and authorizing the Housing Authority to join litigation regarding 2012 operating reserve offset. 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					X
AUDREY PEREIRA	2	X			

A Motion was made to enter into Executive/Closed Session for the discussion of the reorganization and 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		X			
GARY MANNUZZA					X
AUDREY PEREIRA	2	X			

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

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

MAINTENANCE REPORT

Read and filed.

PUBLIC COMMENTS

None.

COMMISSIONER'S COMMENTS

None.

A Motion was made to adjourn the meeting at 5:52 p.m. Meeting adjourned.

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