

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 15, 2016

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Reorganization Meeting of June 15, 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 April 13, 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 May 2016 bills for Ann J. Ferguson Towers in the amount of \$94,263.50. The following vote ensued:

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

A Motion was made to accept and pay all June 2016 bills for Ann J. Ferguson Towers in the amount of \$29,668.31. 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	1	X			
GARY MANNUZZA					X
AUDREY PEREIRA	2	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 May and June 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	2	X			
ALBERT CETRONI	1	X			
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
AUDREY PEREIRA		X			

UNFINISHED BUSINESS

None.

NEW BUSINESS

2016-11 Resolution approving the FYE 9/30/17 budget. Resolution adopted.

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

2016-12 Resolution approving Ann Ferguson to take vacation pay for 2017. 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			

2016-13 Resolution approving and authorizing the amendment of the LHA Personnel Policy regarding vacation days earned effective January 1, 2017. Resolution adopted.

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

2016-14 Resolution banning drinking and smoking in all common areas of Ann J. Ferguson Towers. Resolution adopted.

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

2016-15 Resolution approving and authorizing the locking of the back gate between the Housing Authority and the strip mall. Resolution adopted.

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

2016-16 Resolution approving and authorizing the award of a three (3) year contract to Polcari & Company for fee accounting services. 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			

2016-17 Resolution approving and authorizing the submission of the LHA’s Annual Plan to the Department of Community Affairs (DCA) and the U.S. Department of Housing & Urban Development (HUD). Resolution adopted.

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

2016-18 Resolution approving and authorizing disabled individuals to reside in Ann J. Ferguson Towers and Edward J. Murawski Towers. 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			

2016-19 Resolution approving and authorizing the award of a contract to Test America to check for lead in the LHA’s water system.

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

2016-20 Resolution approving and authorizing Northern NJ Alcoholics Anonymous to hold meetings at Ann J. Ferguson Towers. Resolution adopted.

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

2016-21 Resolution approving and authorizing the Board to attend the NJAHRO Seminar from September 25-27 at Resorts Hotel in Atlantic City, NJ. 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			

2016-22 Resolution approving and authorizing the installation of additional security cameras at 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			
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
AUDREY PEREIRA	2	X			

2016-23 Resolution approving and authorizing the promotion of Gary Belcher to the position of Director of Finance effective 6/13/16. 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		X			
GARY MANNUZZA					X
AUDREY PEREIRA	1	X			

ATTORNEY’S REPORT

Ms. Ferguson indicates that she would like to enter into closed session to discuss the reorganization of the Board and to obtain a status update from counsel on pending legal matters involving the Authority.

A Motion was made to enter into closed session to discuss the reorganization of the Board and 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	2	X			
ALBERT CETRONI		X			
JEFFREY KROWICKI		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
AUDREY PEREIRA		X			

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

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

ANNUAL REORGANIZATION OF THE BOARD

Following Board discussion, Ms. Ferguson opens the floor for nominations for the position of Chairperson of the Board. The Board nominates current Chairperson Edward Mellage. Ms. Ferguson confirms that there are no further nominations and closes the matter for a vote.

A Motion is made to accept the nomination and to reelect Commissioner Edward Mellage as Chairperson of the Board. 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		X			
GARY MANNUZZA					X
AUDREY PEREIRA		X			

Ms. Ferguson then opens the floor for nominations for the position of Vice-Chairperson of the Board. The Board nominates current Vice-Chairperson Shirley Ruse. Ms. Ferguson confirms that there are no further nominations and closes the matter for a vote.

A Motion is made to accept the nominations and to reelect Commissioner Shirley Ruse as Vice-Chairperson of the Board. 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		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 adjourn the meeting at 5:51 p.m. Meeting adjourned.

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