

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 13, 2018

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of June 13, 2018.

The Open Public Meeting Act notice was recited and 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
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

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

Following Board discussion, the Secretary opens the floor for nominations to the position of Chairperson of the Board. Commissioner Petkov nominated current Chairperson Albert Cetrone and this nomination was seconded by Commissioner Lukenda. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

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

The Secretary then opens the floor for nominations to the position of Vice Chairperson of the Board. Chairperson Cetrone nominated current Vice Chairperson Audrey Pereira and this nomination was seconded by Commissioner Petkov. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

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

The Board votes to re-elect Albert Cetrone to the position of Chairperson and Audrey Pereira to the position of Vice-Chairperson.

A Motion was made to approve the minutes of the April 11, 2018 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the April 11, 2018 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for April 12, 2018 through April 30, 2018 in the amount of \$42,320.33; May 1, 2018 through May 31, 2018 in the amount of \$53,170.68; and June 1, 2018 through June 13, 2018 in the amount of \$42,290.03. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for April 12, 2018 through April 30, 2018; May 1, 2018 through May 31, 2018; and June 1, 2018 through June 13, 2018.

SECRETARY /TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported 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 2018.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

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

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Executive Director Ferguson asks the Board of Commissioners for a date to hold a round table discussion with the residents.

Executive Director Ferguson reports on the status of a class action lawsuit joined by the Housing Authority.

Executive Director Ferguson reports on the use of the property as a polling place during elections and asks for a resolution to disallow voting machines on the property going forward.

2018-13: Resolution approving the Housing Authority’s annual budget for submission to the State of New Jersey Department of Community Affairs. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-13.

2018-14: Resolution approving and authorizing attendance of the New Jersey Association of Housing and Redevelopment Authorities (NJAHRA) conference in Atlantic City, New Jersey from September 23, 2018 to September 26, 2018. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-14.

2018-15: Resolution to disallow the use of voting machines on Housing Authority property. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-15.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER'S COMMENTS

None.

PUBLIC COMMENTS

None.

A Motion was made to enter into Executive/Closed Session for discussion of confidential personnel matters, pending litigation, and matters of attorney-client privilege. The following vote ensued:

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

The Board entered into Executive/Closed Session for the discussion of confidential personnel matters, pending litigation, and matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

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

The Board of Commissioners returned to open session.

2018-16: Resolution approving and authorizing five year employment contracts with Ann J. Ferguson for the position of Executive Director and Kathy Sanders for the position of Deputy Executive Director. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-16.

A Motion was made to adjourn the meeting. The following vote ensued:

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

The meeting was adjourned at 6:05 p.m.