

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 13, 2017

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of September 13, 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
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; Housing Manager Adele Jackson; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel)

Commissioner Krowicki arrives late.

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

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

EXECUTIVE/CLOSED SESSION

The Secretary/Treasurer opens the floor for nominations to the position of Chairperson of the Board. Commissioner Ruse nominated Commissioner Cetroni and Commissioner Pereira seconded this nomination. Hearing no further nominations, the Secretary/Treasurer closed the floor for nominations to the position of Chairperson of the Board.

A Motion was made to accept the nomination and to elect Commissioner Albert Cetroni as Chairperson of the Board. The following vote ensued:

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

The Secretary/Treasurer then opens the floor for nominations to the position of Vice Chairperson of the Board. Commissioner Cetroni nominated Commissioner Pereira and Commissioner Lukenda seconded this nomination. Hearing no further nominations, the Secretary/Treasurer closed the floor for nominations to the position of Vice Chairperson of the Board.

A Motion was made to accept the nomination and to elect Commissioner Audrey Pereira as Vice Chairperson of the Board. The following vote ensued:

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

The Board votes to elect Albert Cetroni to the position of Chairperson and Audrey Pereira to the position of Vice Chairperson.

The Secretary/Treasurer reports to the Board on the scaffolding bid for Murawski Towers. She stated that the Engineer, Dave Johnson, issued a public advertisement for this bid without her knowledge. She also informed the Board that Marie Gregorio, widow of former Linden mayor John T. Gregorio, called her to request that the bid be awarded to her son, John Gregorio Jr. The Secretary/Treasurer denied this request, advising Ms. Gregorio that it was improper and illegal before terminating the call.

The Board voted to elect Albert Cetroni to the position of Chairperson and Audrey Pereira to the position of Vice Chairperson.

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

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

A Motion was made to approve the minutes of the June 14, 2017 Board of Commissioners Meeting. The following vote ensued:

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

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of June 15, 2017 to September 13, 2017 in the amount of \$155,087.67. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR	2	X			
SHIRLEY RUSE	1	X			
JEFFREY KROWICKI		X			
KAREN LUKENDA		X			
GARY MANNUZZA		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 July, August, and September 2017.

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			
SHIRLEY RUSE		X			
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			

UNFINISHED BUSINESS

The Secretary/Treasurer reports on the \$300,000.00 settlement paid by the Housing Authority’s and Housing Corporation’s insurance carrier to Jan and Zofia Matlosz to conclude the matter of Matlosz v. Linden Housing Corporation et al., Docket No. UNN-L-002450-17.

NEW BUSINESS

2017-20 Resolution adopting the annual budget for FYE September 30, 2018. Resolution adopted.

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

2017-21 Resolution approving and authorizing attendance of the New Jersey Association of Housing & Redevelopment Authorities (NJAHRA) conference in Atlantic City, New Jersey from September 24, 2017 to September 26, 2017. Resolution adopted.

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

2017-22 Resolution approving and authorizing Christmas Eve and New Years' Eve as days off (except skeleton maintenance crew). Resolution adopted.

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

2017-23 Resolution approving and authorizing the adoption of the updated Personnel Policies and Procedures Manual. Resolution adopted.

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

MAINTENANCE REPORT

Read and filed.

PUBLIC COMMENTS

Housing Authority residents and Linden Councilwoman Rhashonna Cosby-Hurling commented on the implementation of the No Smoking Policy.

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
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
SHIRLEY RUSE	1	X			
JEFFREY KROWICKI		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA		X			

