

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 12, 2016

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of October 12, 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 Melissa Pellechio of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the September 14, 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 October 2016 bills for Ann J. Ferguson Towers in the amount of \$28,537.48. 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			

SECRETARY /TREASURER’S REPORT

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2016-28 Resolution approving and authorizing promotion for Brian Dooley to Assistant Maintenance Supervisor and promotion for Sebastian Roman to Senior Maintenance Repairman. 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		X			
GARY MANNUZZA	2	X			
AUDREY PEREIRA	1	X			

The Board discusses the REAC inspection at the Linden Housing Corporation, which is managed by the Housing Authority. Commissioners were upset that the score was marked down from 100 to 86 because a room was closed off and locked due to litigation and some tenants did not sweep up dead bugs after the exterminator came even though they were responsible for doing. Chairperson Edward Melage suggested fines for tenants who don’t comply, but Executive Director Ann J. Ferguson disagreed because it is low income housing and some residents struggle to afford food. More inspections seem to be the only answer.

A discussion ensues regarding the Department of Housing and Urban Development (“HUD”) audit issue. Lisa Harrington has indicated that HUD never received LHA’s audits for 2013 and 2014, but the LHA staff have documentation showing all audits were delivered. Executive Director Ferguson and the staff will follow up on this matter accordingly.

DIRECTOR OF MAINTENANCE’S REPORT

Read and Filed.

PUBLIC COMMENTS

Maria Rospigliosi inquired about repairs being made to her ceiling after it was damaged by flooding from above two years ago. Ann J. Ferguson informed her that issues such as this must be reported to the office and that she would send someone up.

Maria Rospigliosi inquired about being forced to remove a bicycle from the property, even though her husband uses the bike every day. Salvatore Bivona, Director of Surveillance, indicated that the security cameras show that the bicycle has not moved since October 1, but Ms. Rospigliosi indicated that her husband has not used the bicycle recently because she had been in the hospital for eleven days. Ann J. Ferguson informed her that she may leave the bicycle where it is as long as it is being used, but that the Housing Authority will not be liable if it is stolen. Ms. Rospigliosi suggested a bicycle rack. Ann J. Ferguson welcomed suggestions and thanked her. Charles Ettel suggested having tenants register their bicycles with the building. Salvatore Bivona said it would be easier for him if the bicycles had stickers like the tenant’s cars.

Charles Ettel inquired about new tenants bringing in bed bugs because his unit has been gassed three times already. Ann J. Ferguson informed him that she wanted to have new tenants’ belongings treated before bringing them into the building but that HUD said no. Maria Rospigliosi also suggested treating new tenants’ belonging for bed bugs. Ann J. Ferguson emphasized how clean the units are before the tenants move in.

Rose Joyce inquired about reopening the gate behind Ferguson Towers because handicapped residents have a hard time walking the extra distance. Ann J. Ferguson informed her that the gate is open Monday through Saturday from 8 AM to 4 PM.

Rose Joyce inquired about the Board meeting schedule. Ann J. Ferguson provided the requested information and advised that she would put a list of meeting dates under the glass on the board in the lobby.

Commissioner Albert Cetroni arrived late.

A Motion was made to enter into Executive/Closed Session for the discussion of a personnel matter. 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 come out of Executive/Closed Session. 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	2	X			
AUDREY PEREIRA		X			

COMMISSIONER’S COMMENTS

None.

A Motion was made to adjourn the meeting at 5:46 p.m. Meeting adjourned.

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			

Teresa Vircik arrived. A motion was made to reopen the meeting and return to public comment. 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		X			
GARY MANNUZZA		X			
AUDREY PEREIRA	1	X			

PUBLIC COMMENTS (CONTINUED)

Teresa Vircik inquired about the closing of the gate behind Ferguson Towers because she believed it was unfair to the handicapped (especially during winter). Ann J. Ferguson informed her that the gate is open Monday through Saturday from 8 AM to 4 PM. Ann J. Ferguson then clarified that the gate would be closed any time LHA staff are not present, which would include holidays. Ms. Vircik insisted that the tenants were being punished due to an incident from a few months ago, but Ann J. Ferguson informed her that the gate was being closed for tenant safety. Ms. Vircik also insisted that the gate would be closed for four consecutive days due to Thanksgiving, but Ann J. Ferguson informed her that the gate would be open on that Saturday because maintenance staff would be in.

Ms. Vircik inquired why tenants are invited to comment if it will have no effect. Counsel advised her that she had the opportunity to voice her concerns and opinions, but that her comments had been addressed by the Board and the matter is now closed.

A second Motion was made to adjourn the meeting at 5:54 p.m. Meeting adjourned.

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			