

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 15, 2014

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Regular Meeting of October 15, 2014.

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			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA		X			
SHIRLEY RUSE		X			
JOSEPH SOCCI					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 September 17, 2014 regular meeting of the HACL Board of Commissioners. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	1	X			
SHIRLEY RUSE	2	X			
JOSEPH SOCCI					X

A Motion was made to accept and pay all October 2014 bills for Ann J. Ferguson Towers in the amount of \$51,070.32. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	1	X			
SHIRLEY RUSE	2	X			
JOSEPH SOCCI					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 month of October, 2014.

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			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	2	X			
SHIRLEY RUSE	1	X			
JOSEPH SOCCI					X

UNFINISHED BUSINESS

None.

NEW BUSINESS

2014-25 Resolution adopting the FYE 9-30-15 annual budget. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	2	X			
SHIRLEY RUSE	1	X			
JOSEPH SOCCI					X

2014-26 Resolution approving and authorizing changes to the Authority's 401(K) Plan to comply with updated IRS rules and regulations. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	1	X			

SHIRLEY RUSE	2	X			
JOSEPH SOCCI					X

2014-27 Resolution approving and authorizing the naming of Mary Spoon, Audrey Pereira and Albert Cetrone as public housing and Section 8 hearing officers. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
VICE CHAIR					
SOLOMON BRAY	2	X			
ALBERT CETRONI					X
AUDREY PEREIRA		X			
SHIRLEY RUSE		X			
JOSEPH SOCCI					X

2014-28 Resolution authorizing the dedication of the flag pole on 11-07-14 to Coach/Veteran Thomas Joseph Sharkey, Jr. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	2	X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA		X			
SHIRLEY RUSE	1	X			
JOSEPH SOCCI					X

2014-29 Resolution approving and authorizing the hiring of Jamie Kinney to perform Section 8 staff training. Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	1	X			
SHIRLEY RUSE	2	X			
JOSEPH SOCCI					X

ATTORNEY'S REPORT

Attorney Joseph A. Manfredi of Manfredi & Pellechio requested that the Board enter into closed session for the discussion of ongoing legal matters.

A Motion was made to enter into closed session for the discussion of pending legal matters. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR	1	X			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	2	X			
SHIRLEY RUSE		X			
JOSEPH SOCCI					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			
VICE CHAIR					
SOLOMON BRAY		X			
ALBERT CETRONI					X
AUDREY PEREIRA	1	X			
SHIRLEY RUSE		X			
JOSEPH SOCCI					X

DIRECTOR OF MAINTENANCE'S REPORT

Read and Filed.

PUBLIC COMMENTS

None.

COMMISSIONER'S COMMENTS

None.

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

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
VICE CHAIR					
SOLOMON BRAY	1	X			
ALBERT CETRONI					X
AUDREY PEREIRA		X			
SHIRLEY RUSE	2	X			
JOSEPH SOCCI					X