

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 17, 2014

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Regular Meeting of September 17, 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			
THOMAS SHARKEY, VICE CHAIR					X
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA		X			
SHIRLEY RUSE		X			
JOSEPH SOCCI		X			

Note that this is the inaugural meeting for Commissioners Cetroni, Pereira and Ruse.

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 June 11, 2014 reorganization meeting of the HACL Board of Commissioners. The following vote ensued:

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

While the vote only received 3 affirmative votes, the minutes are deemed approved as this vote is to approve the substance of the document and not to take formal action as a governing body.

A Motion was made to accept and pay all July 2014 bills for Ann J. Ferguson Towers in the amount of \$44,607.88. The following vote ensued:

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

SHIRLEY RUSE		X			
JOSEPH SOCCI	2	X			

A Motion was made to accept and pay all August 2014 bills for Ann J. Ferguson Towers in the amount of \$48,109.74. The following vote ensued:

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

A Motion was made to accept and pay all September 2014 bills for Ann J. Ferguson Towers in the amount of \$36,981.86. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR					X
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA	2	X			
SHIRLEY RUSE	1	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 months of July, August and September of 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	1	X			
THOMAS SHARKEY, VICE CHAIR					X
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA		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 and Board business.

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

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

UNFINISHED BUSINESS

Ms. Ferguson then indicates that there are two open motions for the Board's consideration based on nominations made at the Board's previous meeting for the positions of Chairperson and Vice-Chairperson. Due to several absences at that meeting and the abstentions of the sitting Chairman and Vice-Chairman, despite unanimous votes for both positions, the nominations failed at that time.

A Motion was 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	
THOMAS SHARKEY, VICE CHAIR					X
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA		X			
SHIRLEY RUSE		X			
JOSEPH SOCCI		X			

A Motion was made to accept the nomination and to reelect Commissioner Thomas Sharkey as Vice-Chairperson of the Board. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR					X

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

NEW BUSINESS

2014-19 Resolution approving and authorizing the amendment of Resolution 2014-17 to reflect a per Kwh charge of .09540 instead of .081044. Resolution adopted.

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

2014-20 Resolution approving and authorizing the award of a contract to New Energy Concepts, LLC to conduct an Energy Audit. Resolution adopted.

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

2014-21 Resolution approving and authorizing the attendance of the LHA Board, Executive Director and Deputy Executive Director at the NJAHRO Seminar from September 28th - September 30th at the Resorts Atlantic City. Resolution adopted.

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

2014-22 Resolution approving Ray Houck as the LHA's Right-To-Know Coordinator.
Resolution adopted.

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

2014-23 Resolution approving and authorizing the award of a contract to RAMM Environmental to conduct a five (5) year Chemical Right-to-Know Study. Resolution adopted.

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

2014-24 Resolution approving and authorizing the submission of the annual plan to the U.S. Department of Housing and Urban Development (HUD). Resolution adopted.

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
THOMAS SHARKEY, VICE CHAIR					X
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA	1	X			
SHIRLEY RUSE	2	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 6:03 p.m.

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