

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JANUARY 21, 2015

Minutes from the Housing Authority of the City of Linden's Board of Commissioners' Regular Meeting of January 21, 2015.

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			
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA		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 November 12, 2014 regular meeting of the HACL Board of Commissioners. The following vote ensued:

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

A Motion was made to accept and pay all December 2014 bills for Ann J. Ferguson Towers in the amount of \$22,819.31. The following vote ensued:

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

A Motion was made to accept and pay all January 2015 bills for Ann J. Ferguson Towers in the amount of \$45,400.67. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
EDWARD MELLAGE, CHAIR		X			
SHIRLEY RUSE, VICE CHAIR	1	X			
SOLOMON BRAY		X			
ALBERT CETRONI		X			
AUDREY PEREIRA	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 months of December 2014 and January 2015.

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2015-01 Resolution adopting an updated 2015 employee holiday schedule replacing Lincoln's Birthday (2/12) with February 23. Resolution adopted.

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

2015-02 Resolution approving the adoption of updated Section 8 utility allowances provided by the NJ Department of Community Affairs (DCA). Resolution adopted.

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

2015-03 Resolution approving and authorizing the use of Fair Market Rents effective immediately. Resolution adopted.

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

2015-04 Resolution approving and authorizing submission of LHA, LHC and Mongil Annual Audits to NJ Department of Community Affairs (DCA). Resolution adopted.

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

2015-05 Resolution approving and authorizing submission of LHA Annual Audit to the Department of Housing & Urban Development (HUD). Resolution adopted.

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

2015-06 Resolution approving and authorizing the Authority to renew its membership in the New Jersey Public Housing Authority Joint Insurance Fund (NJPHAJIF). Resolution adopted.

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

2015-07 Resolution approving and authorizing the appointment of Ann J. Ferguson as NJPHAJIF Fund Commissioner. Resolution adopted.

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

2015-08 Resolution approving and authorizing the amendment of the Passbook Savings Rate from 2% to 0.06% in accordance with the U.S. Department of Housing & Urban Development (HUD). Resolution adopted.

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

2015-09 Resolution confirming the Housing Authority's grievance procedure policy. Resolution adopted.

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

2015-10 Resolution approving the opening of the Mongil resident waiting list.  
Resolution adopted.

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

DIRECTOR OF MAINTENANCE'S REPORT

Read and Filed.

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

2015-11 Resolution approving and authorizing an allowance of up to ninety (90) days for Joseph Krech to obtain alternate housing and move out of the LHA's on-site maintenance unit. Resolution adopted.

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

PUBLIC COMMENTS

None.

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