

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JANUARY 10, 2018

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of January 10, 2018.

The Open Public Meeting Act notice was recited and 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
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Director of Surveillance Salvator Bivona; Social Service Coordinator Alberto DeLeon; Independent Investigator Thomas Ceccarelli; and Attorneys Joseph A. Manfredi and Daryl Howard of Manfredi & Pellechio (General Counsel)

A Motion was made to approve the minutes of the December 6, 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			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV	2	X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the minutes of the December 6, 2017 meeting.

The Secretary/Treasurer announced that HACL employee Victor Hernandez is present and will serve as an interpreter for Spanish-speaking members of the public as needed.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of December 7, 2017 to December 31, 2017 in the amount of \$49,420.66, and for the period of January 1, 2018 to January 9, 2018 in the amount of \$24,085.15. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of December 7, 2017 to December 31, 2017 and of January 1, 2018 to January 9, 2018.

SECRETARY /TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported 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 January 2018.

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	2	X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
JOANNE PETKOV		X			
SHIRLEY RUSE		X			

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

The Secretary/Treasurer reported that the City of Linden agreed to forgive the PILOT for both the HACL and the Linden Housing Corporation for a period of five years.

2018-02: Resolution ratifying the award of a contract to RAMM Environmental Services Inc. for a lead-based paint survey of Ann J. Ferguson Towers. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-02.

2018-03: Resolution approving and authorizing a contract with Woodruff Energy US, LLC for the supply of natural gas. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-03.

2018-04: Resolution approving and authorizing the amendment of the Authority’s Section 8 Payment Standards effective March 1, 2018. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-04.

Commissioner Mannuzza arrived late at 5:10 p.m.

2018-05: Resolution appointing Kathy Sanders as the Authority’s Commissioner to the New Jersey Public Housing Authority Joint Insurance Fund. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-05.

2018-06: Resolution approving and authorizing the renewal of the Authority’s membership in the New Jersey Public Housing Authority Joint Insurance Fund. The following vote ensued:

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

The Board of Commissioners adopted resolution 2018-06.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

Commissioner Ruse welcomed Joanne Petkov to the Board of Commissioners.

PUBLIC COMMENTS

Residents Michael Loberfeld, Gloria Nisky, Judy Geminder, Patricia Phelan, Dawn Alston, Carolyn Franz, and Pamela Peters commented on the employment of HACL employee Alberto DeLeon.

A Motion was made to enter into Executive/Closed Session for discussion of confidential matters of attorney-client privilege. The following vote ensued:

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

The Board entered into Executive/Closed Session for the discussion of matters of attorney-client privilege.

Commissioner Petkov recused herself.

A motion was made to exit Executive/Closed Session. The following vote ensued:

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

The Board of Commissioners returned to open session.

Joseph A. Manfredi, Esq. asked to make a statement and is recognized by Chairman Cetrone. Mr. Manfredi addressed HACL employee Alberto DeLeon and asked a series of questions. Mr. DeLeon confirmed that he received formal notice that his employment would be discussed at the present Board meeting on December 22, 2017. Mr. DeLeon also confirmed that he responded to this notice in writing on January 3, 2018 to request that this discussion be held in open session. Finally, Mr. DeLeon stated that he understood he was waiving his right to privacy in a confidential personnel matter.

Joseph A. Manfredi, Esq. stated that the Housing Authority received two workplace complaints involving Mr. DeLeon – one by a female employee against Mr. DeLeon and the other by Mr. DeLeon against a male coworker. The Housing Authority secured the services of an independent investigator to determine what had occurred. Mr. Manfredi proceeded to detail the independent investigator’s findings with regard to each complaint.

The floor was opened for questions to the independent investigator, Thomas Ceccarelli. There were none.

A Motion was made to enter into Executive/Closed Session for discussion of confidential matters of attorney-client privilege. The following vote ensued:

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

The Board entered into Executive/Closed Session for the discussion of matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

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

The Board of Commissioners returned to open session.

Joseph A. Manfredi asked to make a statement and was recognized by Chairman Cetroni. Mr. Manfredi stated that there was a resolution before the Board to conclude the employment of Alberto DeLeon.

2018-01: Resolution concluding the employment of Alberto DeLeon. The following vote ensued:

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

The Board of Commissioners adopted resolution 2018-01.

A Motion was made to adjourn the meeting at 6:18 p.m. The following vote ensued:

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

The meeting was adjourned at 6:18 p.m.