

# THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 10, 2018

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of October 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; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

A Motion was made to approve the minutes of the September 12, 2018 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the September 12, 2018 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for September 13, 2018 through September 30, 2018 in the amount of \$10,170.72. 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 approved the motion to accept and pay all bills for September 13, 2018 through September 30, 2018.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for October 1, 2018 through October 10, 2018 in the amount of \$19,815.12. 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 of Commissioners approved the motion to accept and pay all bills for October 1, 2018 through October 10, 2018.

**UNFINISHED BUSINESS**

Addressed in Attorney’s Report.

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

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

**NEW BUSINESS**

2018-23: Resolution approving and authorizing the adoption of HUD’s Fair Market Rents for 2019. 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		X			
JOANNE PETKOV		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2018-22.

2018-24: Resolution approving and authorizing the adoption of DCA’s updated utility allowances. 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		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2018-23.

2018-25: Resolution approving and authorizing the award of a contract to Peter Polcari, CPA for fee accounting services. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-24.

2018-26: Resolution approving and authorizing a shared services agreement with the City of Linden for the services of a Qualified Purchasing Agent, subject to the review and approval of legal counsel. 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 2018-25.

2018-27: Resolution approving and authorizing the relocation of residents from Edward J. Murawski Towers to the Hilton Homewood Suites. 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 2018-26.

[Joseph A. Manfredi Esq. recused himself]

2018-22: Resolution approving and authorizing an increase to the hourly rate paid for general legal services. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2018-21.

[Joseph A. Manfredi, Esq. returned to the meeting]

**MAINTENANCE REPORT**

Read and filed.

**COMMISSIONER’S COMMENTS**

None.

**PUBLIC COMMENTS**

None.

A Motion was made to enter into Executive/Closed Session for the discussion of confidential personnel matters, pending litigation, and 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 confidential personnel matters, pending litigation, and 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		X			
JOANNE PETKOV	2	X			
SHIRLEY RUSE	1	X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting. 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		X			
JOANNE PETKOV		X			
SHIRLEY RUSE	1	X			

The meeting was adjourned at 5:52 p.m.