

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 17, 2019

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of April 17, 2019.

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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); and David B. Johnson, P.E.

A Motion was made to approve the minutes of the January 16, 2019 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					X
GARY MANNUZZA	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners approved the minutes of the January 16, 2019 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of January 17, 2019 to January 31, 2019 in the amount of \$29,364.82; for the period of February 1, 2019 to February 28, 2019 in the amount of \$66,554.38; for the period of March 1, 2019 to March 31, 2019 in the amount of \$37,281.72; and for the period of April 1, 2019 to April 17, 2019 in the amount of \$44,395.59. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

The Board of Commissioners approved the motion to accept and pay all bills for the periods of January 17, 2019 to January 31, 2019; February 1, 2019 to February 28, 2019; March 1, 2019 to March 31, 2019; and April 1, 2019 to April 17, 2019.

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 months of February, March, and April 2019.

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	2	X			
AUDREY PEREIRA, VICE CHAIR		X			
KAREN LUKENDA					X
GARY MANNUZZA		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2019-02: Resolution to recommend that the Linden City Council reappoint Audrey Pereira to the Housing Authority’s Board of Commissioners for the term of June 15, 2019 to June 14, 2024. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2019-02.

2019-03: Resolution to recommend that the Linden City Council reappoint Karen Lukenda to the Housing Authority’s Board of Commissioners for the term of June 15, 2019 to June 14, 2024. 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	1	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-03.

2019-04: Resolution to approve and authorize the promotion of Kathy Furman to the position of Section 8 Supervisor with a salary increase of \$5,200.00, effective October 1, 2019. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2019-04.

2019-05: Resolution to approve and authorize the Executive Director to award, at her discretion, merit-based salary increases of up to 3% to Housing Authority employees, effective October 1, 2019. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2019-05.

2019-06: Resolution to approve and authorize a salary increase of \$5,200.00 for Samantha Krech, effective October 1, 2019. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2019-06.

2019-07: Resolution to approve and authorize a salary increase of \$5,200.00 for Leidy Narcisse, effective October 1, 2019. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2019-07.

2019-08: Resolution to certify the review of the annual audit and to approve and authorize the submission of the annual audit to the New Jersey Local Finance Board. 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	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-08.

2019-09: Resolution to approve and authorize the submission of the annual audit to the United States Department of Housing and Urban Development. 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	2	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-09.

2019-10: Resolution to approve and authorize Ann Ferguson, Kathy Sanders, and Endelyn Jaugan to attend the New Jersey Affordable Housing Management Association (“JAHMA”) Conference in Atlantic City, New Jersey from May 1, 2019 through May 3, 2019. 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	1	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-10.

2019-11: Resolution to approve and authorize the award of a contract to W.D. Snyder Co. in the amount of \$39,700.00 for renovations and accessibility upgrades to the front office. 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	2	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-11.

The Executive Director reported to the Board of Commissioners on the unauthorized installation of a surveillance camera by a tenant and on a pest control matter.

2019-12: Resolution to approve and authorize a paid day off for certain Housing Authority employees in recognition of the Housing Authority’s exceptional SEMAP score. 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			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2019-12.

The Executive Director reported to the Board of Commissioners on a complaint to the New Jersey Department of Environmental Protection concerning alleged air contamination within a dwelling unit.

The Executive Director addressed a potential round table discussion amongst the Board members of the Housing Authority, the Linden Housing Corporation, and the Mongil Corporation.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

City Councilwoman Rashonna Cosby commented on a tenant matter and on the relocation of the voting machines.

A Motion was made to enter into Executive/Closed Session for discussion of 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	1	X			
KAREN LUKENDA					X
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	2	X			

The Board entered into Executive/Closed Session for the discussion of 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	1	X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting at 6:08 p.m. 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	1	X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE	2	X			

The meeting was adjourned at 6:08 p.m.