

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 17, 2020

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of June 17, 2020.

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			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

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

Following Board discussion, the Secretary opens the floor for nominations to the position of Chairperson of the Board. Commissioner Primavera nominated current Chairperson Albert Cetroni. The nomination is seconded by Commissioner Petkov. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR				X	
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners re-elects Albert Cetroni to the position of Chairperson.

The Secretary then opens the floor for nominations to the position of Vice Chairperson of the Board. Chairman Cetroni nominated current Vice Chairperson Gary Mannuzza. The nomination is seconded by Commissioner Petkov. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR				X	
KAREN LUKENDA		X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners re-elects Gary Mannuzza to the position of Vice-Chairperson.

A Motion was made to approve the minutes of the April 15, 2020 Board of Commissioners Meeting. The following vote ensued:

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

The Board of Commissioners approved the minutes of the April 15, 2020 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of April 16, 2020 to April 30, 2020 in the amount of \$48,885.22; May 1, 2020 to May 31, 2020 in the amount of \$41,136.27; and June 1, 2020 to June 17, 2020 in the amount of \$39,752.48. The following vote ensued:

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

The Board of Commissioners approved the motion to accept and pay all bills for the periods of April 16, 2020 to April 30, 2020; May 1, 2020 to May 31, 2020; and June 1, 2020 to June 17, 2020.

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 May and June 2020.

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

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2020-13: Resolution to approve and authorize the rescission of Resolution 2020-06. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-13.

2020-14: Resolution to approve and authorize the submission of the annual budget to the U.S. Department of Housing and Urban Development, the County of Union, and the City of Linden. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-14.

2020-15: Resolution to approve and authorize the submission of the annual budget to the N.J. Department of Community Affairs. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-15.

2020-16: Resolution to recommend that the Linden City Council reappoint Albert Cetroni to the Housing Authority’s Board of Commissioners for the term of October 15, 2020 to October 14, 2025.

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

The Board of Commissioners adopted Resolution 2020-16.

2020-17: Resolution to approve and authorize all commissioners, Ann Ferguson, Kathy Sanders, and Sal Bivona to attend the annual League of Municipalities conference in Atlantic City, New Jersey from November 17, 2020 through November 19, 2020. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-17.

2020-18: Resolution to approve and authorize an update to the Section 8 Administrative Plan regarding Housing Quality Standards (“HQS”) inspections. The following vote ensued:

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

The Board of Commissioners adopted Resolution 2020-18.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

Council Liaison Michele Yamakaitis comments on the City’s approach to COVID-19 recovery.

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

The meeting was adjourned at 5:59 p.m.