

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

DECEMBER 16, 2020

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of December 16.

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 Attorneys Joseph A. Manfredi and Daryl J. Howard of Manfredi & Pellechio (General Counsel).

[Commissioner Ruse arrived late]

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of October 22, 2020 to October 31, 2020 in the amount of \$39,499.61; November 1, 2020 to November 30, 2020 in the amount of \$58,335.86; and December 1, 2020 to December 16, 2020 in the amount of \$15,870.34. 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 approved the motion to accept and pay all bills for the periods of October 22, 2020 to October 31, 2020; November 1, 2020 to November 30, 2020; and December 1, 2020 to December 16, 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 November and December 2020.

A Motion was made to accept the Secretary/Treasurer's Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
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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 of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

A motion was made to approve the minutes of the September 16, 2020 and October 21, 2020 Board of Commissioners meetings. 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		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted the minutes of the September 16, 2020 and October 21, 2020 meetings.

NEW BUSINESS

2020-24: Resolution to appoint Kathy Sanders as the Authority’s New Jersey Public Housing Authority Joint Insurance Fund Commissioner for the 2021 fund year. 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		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2020-24.

2020-25: Resolution to approve and adopt the updated Admissions and Continued Occupancy Policy. 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 of Commissioners adopted Resolution 2020-25.

Executive Director Ferguson reports on her response to a COVID-19 outbreak in Ferguson Towers. Executive Director Ferguson reports on a staffing shortage in the Maintenance Department due to COVID-19.

2020-26: Resolution to ratify closing Ferguson Towers to the public due to COVID-19. 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		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2020-26.

MAINTENANCE REPORT

None.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

None.

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

The Board of Commissioners returned to open session.

2020-27: Resolution to ratify the emergency hire of Anthony Mannuzza. 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		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	2	X			

The Board of Commissioners adopted Resolution 2020-27.

A Motion was made to adjourn the meeting. 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 meeting was adjourned at 5:21 p.m.