

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

APRIL 14, 2021

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of April 14, 2021.

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

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of January 28, 2021 to January 31, 2021 in the amount of \$2,360.00; February 1, 2021 to February 28, 2021 in the amount of \$42,677.35; March 1, 2021 to March 31, 2021 in the amount of \$49,647.02; and April 1, 2021 to April 14, 2021 in the amount of \$15,946.91. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR					X
KAREN LUKENDA	2	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 January 28, 2021 to January 31, 2021; February 1, 2021 to February 28, 2021; March 1, 2021 to March 31, 2021; and April 1, 2021 to April 14, 2021.

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 2021.

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	1	X			
GARY MANNUZZA, VICE CHAIR					X

KAREN LUKENDA	2	X			
PETER MATLOSZ		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X
SHIRLEY RUSE		X			

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

Executive Director Ferguson reported on the County’s successful on-site COVID-19 vaccine clinic.

Executive Director Ferguson reported on procedures implemented in light of recent news to address any bias incidents against Asian residents or employees.

Executive Director Ferguson reported on a tenancy issue.

Executive Director Ferguson reported on George Kostrey’s successful application for a security grant. The Housing Authority will now receive \$249,200.00 in additional funding.

Executive Director Ferguson reported on the extension of Meals on Wheels through the County’s Nutrition program.

Executive Director Ferguson reported on the Housing Authority’s participation in a Rutgers study of pest control in low income housing.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

There are several commissioner comments on the COVID-19 vaccine.

PUBLIC COMMENTS

Council Liaison Michele Yamakaitis comments on the COVID-19 vaccine and on a recent sidewalk flooding issue.

2021-04: 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, 2021. 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 adopted Resolution 2021-04.

2021-05: Resolution to approve and authorize a salary increase of \$6,000.00 for Nimfa Tinana, effective October 1, 2021. 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 2021-05.

2021-06: Resolution to approve and authorize a salary increase of \$2,000.00 for Samantha Krech, effective October 1, 2021. 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 2021-06.

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

The meeting was adjourned at 5:35 p.m.