

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

SEPTEMBER 14, 2022

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of September 14, 2022.

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
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X

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

A Motion was made to approve the minutes of the June 22, 2022 Board of Commissioners meetings. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners approved the minutes of the June 22, 2022 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the periods of June 23, 2022 to June 30, 2022; July 1, 2022 to July 31, 2022; August 1, 2022 to August 31, 2022; and September 1, 2022 to September 14, 2022. Chair Infante inquired about vehicle maintenance costs. Executive Director Ferguson responded. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA					X
PETER MATLOSZ	2	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners approved the motion to accept and pay all bills for the periods of June 23, 2022 to June 30, 2022; July 1, 2022 to July 31, 2022; August 1, 2022 to August 31, 2022; and September 1, 2022 to September 14, 2022.

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 July 2022, August 2022, and September 2022.

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

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

2022-09: Resolution to approve and authorize the opening of the waiting list for Ann J. Ferguson Towers and Edward J. Murawski Towers for 500 applicants commencing October 3, 2022. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners adopted Resolution 2022-09.

2022-10: Resolution to approve and authorize an increase to the Section 8 utility allowances. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA					X

PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners adopted Resolution 2022-10.

2022-11: Resolution to approve and authorize the adoption of the annual budget. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners adopted Resolution 2022-11.

MAINTENANCE REPORT

Read and filed.

A Motion was made to enter into Executive/Closed Session for discussion of matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X

The Board entered into Executive/Closed Session for the discussion of 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
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners returned to open session.

2022-12: Resolution to establish new protocols for the preparation and issuance of Board meeting agendas and packages.

2022-13: Resolution to establish protocols for Board members to consult with Housing Authority attorneys and accountants.

2022-14: Resolution to establish new personnel policies and practices.

2022-15: Resolution to retain personnel authority

2022-16: Resolution to establish new procurement policies and practices.

2022-17: Resolution to approve and authorize the issuance of Requests for Proposals for professional services.

A motion was made to adopt Resolutions 2022-12 through 2022-17. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA					X

The Board of Commissioners adopted Resolutions 2022-12, 2022-13, 2022-14, 2022-15, 2022-16 and 2022-17.

PUBLIC COMMENTS

Augustine Booker commented on the gate and the carpeting.

Marti Brandon commented on the timeframe for repairs at Murawski Towers.

Shirley Ruse commented on the length of the closed session.

COMMISSIONER’S COMMENTS

None.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA					X
PETER MATLOSZ	1	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA					X

The meeting was adjourned at 7:46 p.m.